Full Biological Resources Report For the Via Salvador Property, County of San Diego, California

[TPM 21086; Environmental Log No. 07-09-008]

Prepared for:

The County of San Diego
Department of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123

Project Proponent:

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Revised 12 October 2009
12 September 2008
Job Number 1552.34B

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Table of Contents

Table of Contents

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Attachments:

Glossary of Terms and Acronyms

ACOE	Army Corps of Engineers
APN	Assessor's Parcel Number
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
EPA	Environmental Protection Agency
FWS	United States Fish and Wildlife Service
MBTA	Migratory Bird Treaty Act
MSCP	Multiple Species Conservation Program
NCCP	Natural Community Conservation Planning
OHWM	Ordinary High Water Mark
RPO	The County of San Diego's Resource Protection Act
TPM	Tentative Parcel Map

SUMMARY

The Via Salvador Project is the proposed subdivision of APN 188-321-22-00 into two lots. The 4.4-acre property is located in the Valley Center community in unincorporated San Diego County (see Figure 1). Specifically, the site is located on Via Salvador, east of Mac Tan Road and west of the Yellow Brick Road (see Figures 2 and 3). The site is an undeveloped parcel in the middle of an otherwise developed area containing single family homes and orchards (see Figure 4).

The majority of the project site contains Southern Mixed Chaparral and Non-Native Grassland. The remainder of the site contains Disturbed Habitat (existing dirt road), and Urban/Developed lands (those areas on-site within the legal 100-foot fuel modification zone of residences to the east and south of the property). The parcel was once occupied by an Avocado orchard, although the orchard has not been operational for more than five years. As a result, clumps of native habitat (Southern Mixed Chaparral) now occur on the site (see Figures 5 and 6). Subdivision of the Via Salvador property will result in impacts to the native vegetation on-site.

Approval of the subdivision requires off-site road improvements to Via Salvador (see Figure 5). These improvements would include paving the currently unpaved (dirt) portions of Via Salvador. The off-site areas to be improved partially contain Disturbed Habitat, Urban/Developed lands, Orchards and Vineyards, and no mitigation is required for impacts to those areas (see top photo in Figure 7). However, a portion of the off-site improvement areas contain Non-Native Grassland, and mitigation for those impacts is required (see table below).

No wetlands were observed on the property. The drainage that bisects the property does not contain an Ordinary High Water Mark, it is not occupied by riparian habitat, and it does not contain hydric soils (see bottom photo in Figure 7). Therefore, the drainage is not defined as a wetland by the County of San Diego, the Army Corps of Engineers, or the California Department of Fish and Game.

The following table summarizes the extent of the various vegetation types within the bounds of the project site, as well as, those areas to be impacted off-site by road improvements, and summarizes the anticipated effects of the project as proposed.

Vegetation Impact and Mitigation Summary[1]

Vegetative Community	Acreage On-Site	Acres Impacted On-site	Acres Impacted Off-site[2]	Total Acres Impacted On- and Off-site	Mitigation Ratio[3]	Off-site Mitigation Required (acres)
Non-Native Grassland (Element Code 42200)	1.3	1.3	0.07	1.37	0.5:1	0.69-acres rounded up to 0.7-acres
Orchards and Vineyards (Element Code 18100)	0.0	0.0	0.1	0.1	None	None

Vegetative Community	Acreage On-Site	Acres Impacted On-site	Acres Impacted Off-site[2]	Total Acres Impacted On- and Off-site	Mitigation Ratio[3]	Off-site Mitigation Required (acres)
Urban/Developed (Element Code 12000)	0.5	0.5	0.02	0.52	None	None
Disturbed Habitat (Element Code 11300)	0.4	0.4	0.18	0.58	None	None
Granitic Southern Mixed Chaparral (Element Code 37121)	2.2	2.2	0.0	2.2	0.5:1	1.1-acres
Totals:	4.4-acres	4.4-acres	0.37-acres	4.77-acres		0.7-acres of NNG and 1.1-acres of SMC

[1] Calculated impacts are those resulting from grading, and off-site road improvements. Fuel modification zones either overlap with existing fuel modification zones or are completely contained on-site.
[2] Off-site impacts are the result of off-site road improvements.
[3] Mitigation ratios are taken from Table 5 of the County of San Diego's Guidelines for Determining Significance for Biological Resources. These ratios apply to impacts that occur outside of the approved MSCP plan.

Implementation of the project as proposed will have only two effects on existing biological resources as follows:

1. The loss of approximately 2.2-acres of Southern Mixed Chaparral (SMC).

2. The loss of approximately 1.37-acres of Non-Native Grassland (NNG).

These effects can be considered potentially significant. However, through implementation of the following mitigation measures, these effects can be reduced to a level of insignificance.

1. At a 0.5:1 mitigation ratio, the mitigation requirements for the loss of 2.2-acres of Granitic SMC totals 1.1-acres. These impacts will be mitigated off-site through the purchase of Chaparral credits at the Daley Ranch Conservation Bank.

2. At a 0.5:1 mitigation ratio, the mitigation requirements for the loss of 1.37-acres of NNG totals 0.69-acres (rounded up to 0.7-acres since mitigation credits can only be sold in tenths of an acre). These impacts will be mitigated off-site through the purchase of Chaparral credits at the Daley Ranch Conservation Bank.

3. In order to ensure that there will not be impacts on resident bird species, no site clearing or grading shall occur between 15 February and 31 August unless a qualified biologist has first surveyed the property to determine the presence or absence of nesting bird species protected under the Federal Migratory Bird Treaty Act. If such nesting birds are found, then appropriate mitigation measures shall be implemented. If no nesting birds are located, then clearing and grading may commence without additional mitigation requirements.

1.0 INTRODUCTION

1.1 Purpose of the Report

This biological assessment and associated field survey were focused specifically on determining the potential for the occurrence of endangered or otherwise sensitive plant and wildlife species, as well as, any sensitive habitats. The purpose of this report is to document the biological resources on the project site; identify potential biological resource impacts resulting from the proposed subdivision; and recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with federal, state and local rules and regulations, including the California Environmental Quality Act (CEQA), and the County of San Diego's Resource Protection Ordinance (RPO).

1.2 Project Location and Description

The Via Salvador Project is the proposed subdivision of APN 188-321-22-00 into two lots. The 4.4-acre property is located in the Valley Center community in unincorporated San Diego County (see Figure 1). Specifically, the site is located on Via Salvador, east of Mac Tan Road and west of the Yellow Brick Road (see Figures 2 and 3). The site is an undeveloped parcel in the middle of an otherwise developed area containing single family homes and orchards (see Figure 4).

The project entails the subdivision of the 4.4-acre property into two lots, and the related off-site road improvements to Via Salvador (see Figure 5).

1.3 Survey Methods

Prior to the initiation of the field survey over the Via Salvador property, a search of the California Native Plant Society's on-line database, and a search of the California Natural Diversity Database (CNDDB) was conducted. "Hit lists" of possible sensitive plant and animal species were generated so that the observers could focus the survey efforts to identify if those potential species occurred on-site. The generation of the plant "hit list" required an analysis of the underlying geology as mapped by Weber (1963), and an analysis of the surficial soils as mapped on the Soil Survey of the San Diego Area (Bowman, 1973).

During the visit, all sign (including track, scat, and others), direct observation, and auditory inputs (such as songs and calls) were utilized to identify the species present. Standard naming references are cited in Section 9.0 of this report. Plant species were generally identified in the field with some material being collected for laboratory identification.

The general survey of the site was investigated by a series of stratified random pedestrian transects by the undersigned. The "transects" were placed so that all parts of the site could be visually inspected as could all habitat types. This general survey required only one site visit as the site is only 4.4-acres. The details of that site visit are summarized as follows:

4.4-Acre Via Salvador Property, TPM 21086									
Date	Purpose of Visit	Survey Times	Observer(s)	Beginning of Observational Period			End of Observational Period		
				Wind	Air Temp	Humidity	Wind	Air Temp	Humidity
31 July 2008	General Bio	1200 to 1330 hours	G. Cummings	0 - 2.6 mph	91.8°F	32%	0 - 1.2 mph	100.6°F	24%

1.4 Environmental Setting

The geological environment of the site is mapped by Weber (1963) as "Granitic rocks, undivided". Bowman (1973) identifies the surficial soils as Fallbrook sandy loams. Although the site was previously (> 5-years ago) occupied by an Avocado orchard, the native soils appear to be relatively intact, although compacted.

The are no springs, seeps or streams found within the bounds of the subject property. No portion of the property can be identified as a wetland using any currently available criteria. The drainage that bisects the property does not contain an Ordinary High Water Mark, it is not occupied by riparian habitat, and it does not contain hydric soils (see bottom photo in Figure 7). Therefore, the drainage on-site is not defined as a wetland by the County of San Diego, the Army Corps of Engineers, or the California Department of Fish and Game.

1.4.1 Regional Context

In California, there is a state-wide effort known as the Natural Community Conservation Planning (NCCP) program established to preserve ecosystems, while at the same time allowing for planned development. Locally, there are several jurisdictions that have established plans as part of the NCCP program. The County of San Diego is a participant in the local Multiple Species Conservation Program (MSCP) with an approved Subarea Plan for portions of the County. The other northern portions of the County, known as North County, are currently being reviewed for inclusion in the North County MSCP Subarea Plan. There are a few draft documents associated with this North County MSCP Subarea Plan. The Via Salvador property is currently mapped as being outside of the Pre-Approved Mitigation Areas (PAMA) on those draft documents. All this means is that, at this time, the subject property is not part of any future preserve.

1.4.2 Habitat Types/Vegetation Communities

The following discussion is specifically keyed to Holland (1986) as modified by Oberbauer (1996), and as further clarified in the County of San Diego's Report Format and Content Requirements for Biological Resources (2009) and the County of San Diego's Guidelines for Determining Significance for Biological Resources (2009). The vegetation classification scheme

developed by Holland is widely used in the state at this time and is the one utilized by the California Department of Fish and Game in the NCCP programs. A vegetation map for the project is included as Figure 5. Like all classification schemes, there is always room for interpretation and there are always situations in nature that do not exactly match what is conjured up by well intentioned biologists. All community labels, therefore, should be taken as being fairly subjective (both in their definition and their application). A complete listing of all plant species observed has been included as Table 1. The plant listings in Table 1 have been annotated as to the occurrence of the individual species. The reader's attention is direct to that table for additional information on individual plants.

Disturbed Habitat. A portion of the Via Salvador property (approximately 0.4-acres) contains areas best classified as Disturbed Habitat (Holland Element Code 11300). The vegetation composition in these areas was analyzed based upon the guidance provided in the County of San Diego's Report Format and Content Requirements for Biological Resources (2009). Per those guidelines, the vegetation covered less than 10% of the surface area, and did have a predominance of non-native and/or weedy species that are indicators of soil compaction (probably as a result of the previous usage of the site as an Avocado orchard), such as Telegraph Weed (*Heterotheca grandiflora*), Horehound (*Marrubium vulgare*), Russian Thistle (*Salsola tragus*), and Common Sow Thistle (*Sonchus oleraceus*). On-site, these areas appear to have been, and are still currently, utilized as an internal dirt road along the western property boundary to access the southern part of the site.

Granitic Southern Mixed Chaparral. Approximately 2.2-acres of Granitic Southern Mixed Chaparral occurs on the Via Salvador property (Holland Element Code 37121). The Chaparral occurs as clumps of habitat in an otherwise disturbed setting. The "clumps" of habitat usually have a large shrub representing the majority of the canopy cover, with annuals and perennials around the edge (see Figures 4 and 6). The large shrubs include Chamise (*Adenostoma fasciculata*), Laurel Sumac (*Malosma laurina*), and Sugarbush (*Rhus ovata*). It should be noted that the site did contain California Buckwheat (*Eriogonum fasciculatum*) and California Sage (*Artemisia californica*) which are often indicators of a Sage Scrub habitat or at least a Sage Scrub/Chaparral mixed habitat. However, according to the County of San Diego's Report Format and Content Requirements for Biological Resources (2009), "In cases where the two habitats are co-dominant and at least 50% of the habitat is indicative of coastal sage scrub, then the habitat shall be labeled as 'coastal sage-chaparral scrub'". Since the Sage Scrub components did not represent 50% of the habitat, the habitat was classified as a Southern Mixed Chaparral.

Orchards and Vineyards. Even though the site was once utilized as an orchard, there are no areas classifiable as such on-site. However, there are active orchards all around the property and along Via Salvador. Approximately 0.1-acres of Orchards and Vineyards (Holland Element Code 18100) will be impacted off-site due to road improvements.

Non-Native Grassland. On the periphery of the Southern Mixed Chaparral are non-native annuals best classified as Non-Native Grassland (Holland Element Code 42200). On-site, this habitat occupies approximately 1.3-acres. Dominants in this community include Red Brome

(*Bromus madritensis* ssp. *rubens*) and Red-stem Filaree (*Erodium cicutarium*). A small portion (approximately 0.07-acres) of a similar community, also considered Non-Native Grassland will also be impacted off-site.

Urban/Developed. The areas on-site that are periodically cleared for fuel modification for the off-site residences to the east and south of the property are classified as Urban/Developed Lands (Holland Element Code 12000).

1.4.3 Flora

Twenty-seven plant species were identified on the Via Salvador property (please see the attached Table 1 for further information). Of the twenty-seven species, ten of them were non-native species and seventeen of them were native.

1.4.4 Fauna

Given the degree of human utilization of the surrounding properties (single family homes and orchards), and the degree to which the property itself has been disturbed, it is not surprising that the number of wildlife species present was minimal. Birds were the most obvious part of the fauna, followed by mammals and lizards. During the course of the field survey, an effort was made to assess all available sign (tracks, burrows, trails, scat, and the like) as a means of ascertaining the wildlife species present on the property (please refer to Table 2 for a complete list of animals observed on the Via Salvador property).

1.4.5 Sensitive Plant Species

One principal goal of the biological survey was the determination of the presence or absence of sensitive plant species. Prior to initiation of the field work, therefore, a search was made of the latest version of the California Native Plant Society Electronic Database (CNPS, 2008) to determine those plant species considered sensitive and known to occur within an approximate 10-mile radius of the subject property. This search produced a list of forty-nine species. This list of forty-nine plant species was augmented with one additional CNPS List 4 plant species that was on the "Sensitive Species with the Potential to Occur" list generated by the County of San Diego and attached to the project review letter dated October 2, 2007. Two additional sensitive plant species were added to the list of fifty plant species from the list generated by a search of the CNDDB creating a target list of fifty-two sensitive plant species. This list is presented as Table 3 and the reader's attention is directed to that Table for additional information. Each entry in the Table has been annotated as to whether or not the species would be expected on the property given the unique habitats present within the site.

Of the fifty-two species that are listed in Table 3, forty-three are "unlikely" to be observed on-site due to the fact that the specific soil requirements or habitat associations for those species do not occur on the property. Eight of the remaining nine species have a "low" potential due to the poor quality of the habitat on-site. The last species, the Robinson's Peppergrass (*Lepidium virginicum*

var. *robinsonii*) has a "medium" potential to occur on-site. Given the fact that the Peppergrass is an annual and it is found in openings within Chaparral (and there are plenty of openings), the potential was deemed "medium", rather than "low". However, this plant does leave above-ground expressions, and even during the late summer, if this species did occur on the 4.4-acre site, it most likely would have been observed during the site visit.

1.4.6 Sensitive Wildlife Species

Another goal of the biological survey effort was to identify any sensitive wildlife species that occur on, or in the immediate vicinity of, the Via Salvador property. A list of forty-one sensitive species known to occur within a ten-mile radius of the subject property was generated from a search of the CNDDB. This list was then augmented with an additional twenty species from the "Sensitive Species with the Potential to Occur" list generated by the County of San Diego and attached to the project review letter dated October 2, 2007, and the County of San Diego Sensitive Animal List found as Table 3 in the County of San Diego's Guidelines for Determining Significance for Biological Resources (2008). The complete sensitive wildlife species list is attached as Table 4 and the reader's attention is directed to that table. None of the sixty-one species listed in Table 4 were identified on the Via Salvador property. Fifty-one of the sixty-one species are "unlikely" given their habitat associations and prey requirements. Nine of the remaining ten species have a "low" potential to occur on-site due to the poor quality of the habitat on-site and the fact that the site is a small isolated habitat in an otherwise developed area. The last species, the Bell's Sage Sparrow (*Amphispiza belli belli*), has a "medium" potential of occurrence on-site due to its specific habitat requirements of open scrub habitat with areas of bare dirt. While some species would not be expected due to the disturbed or bare areas created by human activity, this particular species favors this type of circumstance. The mitigation measure for breeding season avoidance will ensure that no impacts will occur to the Bell's Sage Sparrow.

1.4.7 Wetlands/Jurisdictional Waters

For the purposes of federal regulatory programs, wetlands are defined as areas meeting all three of the following criteria:

A. A predominance of hydrophytic vegetation (such "water loving" plant species are defined as either obligate hydrophytes or facultative hydrophytes and lists of such plants have been developed for each of the major regions of the country).

B. Sufficient hydrology (or water flow) such that there is an anaerobic growing condition in the soil for at least one week during the growing season.

C. A predominance of hydric soils (such soils are also defined and include "entisols." Entisols are poorly developed "sands" that are typical of fast moving or highly erosive environments).

The CDFG also uses the same three criteria to define wetlands, however, for CDFG, the presence of one or more of the indicators is sufficient to define as area as a "wetland."

The County of San Diego amended the Resource Protection Ordinance (RPO) in March 2007. The ordinance redefines what is a wetland to the County of San Diego:

"(1) Lands having one or more of the following attributes are 'wetlands':

> (aa). At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
>
> (bb). The substratum is predominantly undrained hydric soil; or
>
> (cc). An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system."

The drainage that bisects the property does not meet any of the three criteria that indicate the presence of a "wetland". Similarly, the drainage did not contain an Ordinary High Water Mark. The presence of an OHWM in dry swales like this one would be considered jurisdictional to the Army Corps of Engineers as "non-wetland waters" of the United States. However, since there is no OHWM, and the drainage does not meet any of the three criteria of a wetland, impacts to the drainage do not require any mitigation.

1.4.8 Habitat Connectivity and Wildlife Corridors

The Via Salvador property is a 4.4-acre property located in the middle of a developed area. The patchy native vegetation on-site occurs as an isolated, postage stamp-sized habitat surrounded by orchards and residences (see Figure 4). The 2.2-acres of Chaparral on-site, and the 1.3-acres of Non-Native Grassland on-site, are not connected to any other native habitats. As such, the site does not act as a wildlife corridor.

1.5 Applicable Regulations

There are several regulations that apply to the Via Salvador project in terms of biological resources. These regulations include the Migratory Bird Treaty Act (federal), the California Environmental Quality Act (state), the California Fish and Game Code (state), the Natural Community Conservation Planning Act (state), and the Resource Protection Ordinance (County).

2.0 Project Effects

Implementation of the project as proposed will have only two effects on existing biological resources as follows:

1. The loss of approximately 2.2-acres of Southern Mixed Chaparral (SMC).

2. The loss of approximately 1.37-acres of Non-Native Grassland (NNG).

The areas of vegetation by type within the Via Salvador property along with the areas of anticipated effect, both on- and off-site, are summarized in the following table:

Vegetation Impact and Mitigation Summary[1]

Vegetative Community	Acreage On-Site	Acres Impacted On-site	Acres Impacted Off-site[2]	Total Acres Impacted On- and Off-site	Mitigation Ratio[3]	Off-site Mitigation Required (acres)
Non-Native Grassland (Element Code 42200)	1.3	1.3	0.07	1.37	0.5:1	0.69-acres rounded up to 0.7-acres
Orchards and Vineyards (Element Code 18100)	0.0	0.0	0.1	0.1	None	None
Urban/Developed (Element Code 12000)	0.5	0.5	0.02	0.52	None	None
Disturbed Habitat (Element Code 11300)	0.4	0.4	0.18	0.58	None	None
Granitic Southern Mixed Chaparral (Element Code 37121)	2.2	2.2	0.0	2.2	0.5:1	1.1-acres
Totals:	4.4-acres	4.4-acres	0.37-acres	4.77-acres		0.7-acres of NNG and 1.1-acres of SMC

[1] Calculated impacts are those resulting from grading, and off-site road improvements. Fuel modification zones either overlap with existing fuel modification zones or are completely contained on-site.
[2] Off-site impacts are the result of off-site road improvements.
[3] Mitigation ratios are taken from Table 5 of the County of San Diego's Guidelines for Determining Significance for Biological Resources. These ratios apply to impacts that occur outside of the approved MSCP plan.

3.0 Special Status Species

This section pertains to the determination of significant impacts, as a result of the project, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or the U.S. Fish and Wildlife Service.

3.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

A. The project would impact one or more individuals of a species listed as federally or state endangered or threatened.
B. The project would impact the regional long-term survival of a County Group A or B plant species, or a County Group 1 animal species, or a species listed as a state Species of Special Concern.
C. The project would impact the regional long-term survival of a County Group C or D plant species or a County Group 2 animal species.
D. The project may impact arroyo toad aestivation or breeding habitat.
E. The project would impact golden eagle habitat.
F. The project would result in a loss of functional foraging habitat for raptors.
G. The project would increase noise and/or nighttime lighting to a level above ambient proven to adversely affect sensitive species.
H. The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or an area that supports multiple wildlife species.
I. The project would increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species.

3.2 Analysis of Project Effects

The proposed project will not result in significant impacts to sensitive species under any of the Guidelines in Section 3.1 for the Determination of Significance for the following reasons:

3.1.A No species listed as federally or state endangered or threatened were identified on the property.
3.1.B No County Group A or B plant species were identified on the property. Likewise, no County of San Diego Group 1 wildlife species, nor state Species of Concern were found on-site. However, there is a “medium” potential for the Bell’s Sage Sparrow, a Group 1 species, to occur on-site. Impacts to the 2.2-acres of SMC will not affect the long-term survival of this species.
3.1.C No County Group C or D plant species were identified on the property, nor were any County of San Diego Group 2 wildlife species observed during the field effort.
3.1.D The site contains no breeding or aestivating habitat suitable for the arroyo toad.
3.1.E No Golden Eagles are on-site or within 4,000-feet of the site.
3.1.F The site is not believed to function as raptor foraging habitat as none were noted during the field visit.
3.1.G There are no sensitive species known to occupy the property.
3.1.H The Via Salvador property is a 4.4-acre parcel surrounded by development and is not considered a core wildlife area.
3.1.I The Via Salvador property is already surrounded by development.

3.3 Cumulative Impact Analysis

Absent any significant effects, there are no cumulative impacts.

3.4 Mitigation Measures and Design Considerations

In order to ensure that there will not be impacts to resident bird species, no site clearing or grading shall occur between 15 February and 31 August unless a qualified biologist has first surveyed the property to determine the presence or absence of nesting bird species protected under the Federal Migratory Bird Treaty Act. If such nesting birds are found, then appropriate mitigation measures shall be implemented. If no nesting birds are located, then clearing and grading may commence without additional mitigation requirements.

3.5 Conclusions

Although there are no significant effects to sensitive wildlife species related to the project, the presence of native habitat suggests the possibility of non-sensitive breeding birds on-site that are protected under the MBTA. By implementing the above mitigation measure, violations of the MBTA will be prevented.

4.0 Riparian Habitat or Sensitive Natural Community

This section pertains to the determination of significant impacts, as a result of project implementation, to riparian habitat or other sensitive natural community. Jurisdictional wetlands are discussed in Section 5.0 below.

4.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

A. Project-related construction, grading, clearing, or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 of the County Guidelines for Determining Significance) on or off the project site.

B. Any of the following will occur to or within jurisdictional wetlands and/or riparian habitats as defined by ACOE, CDFG and the County of San Diego: removal of vegetation; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity and abundance.

C. The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.

D. The project would increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats.
E. The project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.

4.2 Analysis of Project Effects

The only potentially significant effect to riparian or other sensitive habitat per the Guidelines in Section 4.1 above is under Section 4.1.A. The proposed project will impact 2.2-acres of Granitic Southern Mixed Chaparral habitat on-site, 1.3-acres of Non-Native Grassland on-site, and 0.07-acre of Non-Native Grassland off-site.

The Via Salvador subdivision will not result in significant impacts to sensitive habitats under the remaining Guidelines in Section 4.1 for the Determination of Significance for the following reasons:

4.1.B No direct or indirect impacts will occur to or within jurisdictional wetlands and/or riparian habitats as defined by ACOE, CDFG, or the County.
4.1.C The project is not anticipated to draw down the groundwater table of 3 feet or more from historical low groundwater levels.
4.1.D The project is already surrounded by development.
4.1.E. The project does not contain wetlands, nor are any wetlands within 200-feet of the site (which is the maximum wetland buffer width required under the RPO).

4.3 Cumulative Impact Analysis

The cumulative analysis included a records search (using the County of San Diego's Kiva database) of the projects within a one mile radius of the Via Salvador project. The search produced a list of discretionary projects whose files were then reviewed at either the County of San Diego's Department of Planning and Land Use or the Department of Public Works. Of the four hundred and sixty-three parcels searched through the KIVA database, there were only thirteen projects with discretionary permits within a one-mile radius of the Via Salvador property. Five of the thirteen projects were identified as involving impacts to Chaparral habitat (see Table 5). One of the five projects was still in process and no biological report had been submitted yet. However, the County staff had identified the potential for Chaparral on the site. It is anticipated that this awareness of the potential for the habitat will ensure that if it does occur on the property, and impacts are proposed, that appropriate mitigation measures will be implemented. The other four projects mitigated for impacts to Chaparral through both on-site and off-site preservation at ratios ranging from 0.45:1 to > 1:1. Also, one of those four project also mitigated for impacts to Non-Native Grassland at a 0.5:1 ratio.

The past, present and future projects, within the cumulative analysis area, that have or will have impacts to Chaparral will be or have been mitigated for at a minimum of a 0.45:1 mitigation ratio (the 0.45:1 ratio was applied to just one project, the other four will or have been mitigated for at a

minimum of a 0.5:1 mitigation ratio). Likewise, the past, present and future projects, within the cumulative analysis area, that have or will have impacts to Non-Native Grassland will be or have been mitigated for at a 0.5:1 mitigation ratio. The Via Salvador project is proposing mitigation for impacts to Chaparral and Non-Native Grassland at a 0.5:1 mitigation ratio. As such, there are no cumulatively considerable effects associated with the loss of Chaparral or Non-Native Grassland on the Via Salvador property.

4.4 Mitigation Measures and Design Considerations

In order to mitigate the loss of 2.2-acres of Granitic SMC on-site, and 1.37-acres of Non-Native Grassland (both on- and off-site) to a level of insignificance, 1.8-acres of Chaparral credits will be purchased off-site from the Daley Ranch Conservation Bank.

4.5 Conclusions

The potentially significant impacts resulting from the loss of 2.2-acres of Granitic SMC and 1.37-acres of Non-Native Grassland will be mitigated to a level of insignificance by purchasing 1.8-acres of Chaparral credits off-site. The 1.8-acres of mitigation represents a 0.5:1 mitigation ratio which is in compliance with the 0.5:1 mitigation ratio requirement set forth for both habitats in Table 5 of the County Guidelines for Determining Significance (County of San Diego, 2009).

5.0 Jurisdictional Wetland and Waterways

There are no federal wetlands within the bounds of the Via Salvador property.

5.1 Guidelines for the Determination of Significance

The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, and coastal) through direct removal, filling, hydrological interruption or other means.

5.2 Analysis of Project Effects

There are no federal wetlands within the bounds of the Via Salvador property.

5.3 Cumulative Impact Analysis

Absent any effects, there are no cumulative impacts.

5.4 Mitigation Measures and Design Considerations

Absent any effects, no mitigation measures or design considerations are necessary.

5.5 Conclusions

Since there are no federal wetlands within the bounds of the Via Salvador property, there are no impacts and therefore, no cumulative effects or recommended mitigation measures or design considerations.

6.0 Wildlife Movement and Nursery Sites

This section pertains to the determination of significant impacts, as a result of project implementation, to wildlife movement and nursery sites.

6.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

A. The project would prevent wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.
B. The project would substantially interfere with connectivity between blocks of habitat, or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.
C. The project would create artificial wildlife corridors that do not follow natural movement patterns.
D. The project would increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.
E. The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.
F. The project does not maintain adequate visual continuity (i.e. long lines-of-site) within wildlife corridors or linkages.

6.2 Analysis of Project Effects

The Via Salvador project will not result in significant impacts to wildlife movement or nursery sites under the Guidelines in Section 6.1 for the Determination of Significance for the following reasons:

6.1.A The 4.4-acre property is already surrounded by development. The 2.2-acres of Granitic Southern Mixed Chaparral and 1.3-acres of Non-Native Grassland habitat on-site occur as an isolated patch of habitat in an otherwise developed area (including residences and orchards).
6.1.B See answer to 6.1.A above.
6.1.C See answer to 6.1.A above.

6.1.D See answer to 6.1.A above.
6.1.E See answer to 6.1.A above.
6.1.F See answer to 6.1.A above.

6.3 Cumulative Impact Analysis

Absent any effects, there are no cumulative impacts.

6.4 Mitigation Measures and Design Considerations

Absent any effects, no mitigation measures or design considerations are necessary.

6.5 Conclusions

Given the facts that the property is already surrounded by development, and that the site contains only 3.5-acres of native or naturalized habitat, significant wildlife movement is not believed to occur through the area. As such, there are no effects, and therefore no recommended mitigation measures or design considerations.

7.0 Local Policies, Ordinances, Adopted Plans

This section pertains to the determination of significant impacts, as a result of project implementation, with respect to local policies, ordinances and adopted plans.

7.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

A. For lands outside of the MSCP, the project would impact coastal sage scrub (CSS) vegetation in excess of the County's 5% habitat loss threshold as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.
B. The project would preclude or prevent the preparation of the subregional Natural Communities Conservation Planning Process (NCCP). For example, the project proposed development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.
C. The project will impact any amount of sensitive habitat lands as outlined in the Resource Protection Ordinance (RPO).
D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Communities Conservation Planning Process (NCCP) Guidelines.
E. The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area

Management Plan (SAMP), Watershed Plan, or similar regional planning effort.

F. For lands within the Multiple Species Conservation program (MSCP), the project would not minimize impacts to Biological Resource Core Areas (BRCAs), as defined in the Biological Mitigation Ordinance (BMO).

G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.

H. The project does not maintain existing movement corridors and/or habitat linkages as defined by the Biological Mitigation Ordinance (BMO).

I. The project does not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.

J. The project would reduce the likelihood of survival and recovery of listed species in the wild.

K. The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act).

L. The project would result in the take of eagles, eagle eggs or any part of an eagle (Bald and Golden Eagle Protection Act).

7.2 Analysis of Project Effects

The only potentially significant effect on local policies, ordinances or adopted plans per the Guidelines in Section 7.1 above is under Section 7.1.K. The proposed project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs if the grading for the project occurred during the breeding bird season (February 15 through August 31).

The Via Salvador project will not result in significant impacts to local policies, ordinances or adopted plans under the remaining Guidelines in Section 7.1 above for the Determination of Significance for the following reasons:

7.1.A The property does not contain Coastal Sage Scrub.

7.1.B Per the County of San Diego draft North County MSCP, the property falls outside of the Pre-Approved Mitigation Area. Therefore, it is not slated to be a future preserve.

7.1.C There are no RPO wetlands, or otherwise sensitive habitat lands, on the Via Salvador property as outlined in the RPO.

7.1.D The property does not contain Coastal Sage Scrub.

7.1.E The project conforms to the goals and requirements of the draft North County MSCP plan.

7.1.F The project is located outside of the MSCP.

7.1.G See response for 7.1.F above.

7.1.H See response for 7.1.F above.

7.1.I There were no narrow endemic species identified on the Via Salvador property.

7.1.J There were no federal or state listed species identified on the Via Salvador property.

7.1.L There were no eagles identified on the property or within 4,000 feet of the property.

7.3 Cumulative Impact Analysis

Any projects that go through the County that could impact migratory birds are conditioned such that any grading, clearing or grubbing activity shall occur outside of the avian breeding season. With this condition, there are no cumulative effects because there are no impacts to migratory birds.

7.4 Mitigation Measures and Design Considerations

In order to ensure that there will not be impacts on resident bird species, no site clearing or grading shall occur between 15 February and 31 August unless a qualified biologist has first surveyed the property to determine the presence or absence of nesting bird species protected under the Federal Migratory Bird Treaty Act. If such nesting birds are found, then appropriate mitigation measures shall be implemented. If no nesting birds are located, then clearing and grading may commence without additional mitigation requirements.

7.5 Conclusions

By implementing the mitigation measure in Section 7.4 above, the potentially significant impact to migratory birds will be mitigated to a level of insignificance.

8.0 Summary of Project Impacts and Mitigation

The areas of vegetation by type within the Via Salvador property along with the areas of anticipated effect, both on- and off-site, are summarized in the following table:

Vegetation Impact and Mitigation Summary[1]

Vegetative Community	Acreage On-Site	Acres Impacted On-site	Acres Impacted Off-site[2]	Total Acres Impacted On- and Off-site	Mitigation Ratio[3]	Off-site Mitigation Required (acres)
Non-Native Grassland (Element Code 42200)	1.3	1.3	0.07	1.37	0.5:1	0.69-acres rounded up to 0.7-acres
Orchards and Vineyards (Element Code 18100)	0.0	0.0	0.1	0.1	None	None
Urban/Developed (Element Code 12000)	0.5	0.5	0.02	0.52	None	None
Disturbed Habitat (Element Code 11300)	0.4	0.4	0.18	0.58	None	None
Granitic Southern Mixed Chaparral (Element Code 37121)	2.2	2.2	0.0	2.2	0.5:1	1.1-acres

Vegetative Community	Acreage On-Site	Acres Impacted On-site	Acres Impacted Off-site[2]	Total Acres Impacted On- and Off-site	Mitigation Ratio[3]	Off-site Mitigation Required (acres)
Totals:	4.4-acres	4.4-acres	0.37-acres	4.77-acres		0.7-acres of NNG and 1.1-acres of SMC

[1] Calculated impacts are those resulting from grading, and off-site road improvements. Fuel modification zones either overlap with existing fuel modification zones or are completely contained on-site.
[2] Off-site impacts are the result of off-site road improvements.
[3] Mitigation ratios are taken from Table 5 of the County of San Diego's Guidelines for Determining Significance for Biological Resources. These ratios apply to impacts that occur outside of the approved MSCP plan.

Implementation of the project as proposed will have only two effects on existing biological resources as follows:

1. The loss of approximately 2.2-acres of Southern Mixed Chaparral (SMC).

2. The loss of approximately 1.37-acres of Non-Native Grassland (NNG).

These effects can be considered potentially significant. However, through implementation of the following mitigation measures, these effects can be reduced to a level of insignificance.

1. At a 0.5:1 mitigation ratio, the mitigation requirements for the loss of 2.2-acres of Granitic SMC totals 1.1-acres. These impacts will be mitigated off-site through the purchase of Chaparral credits at the Daley Ranch Conservation Bank.

2. At a 0.5:1 mitigation ratio, the mitigation requirements for the loss of 1.37-acres of NNG totals 0.69-acres (rounded up to 0.7-acres since mitigation credits can only be sold in tenths of an acre). These impacts will be mitigated off-site through the purchase of Chaparral credits at the Daley Ranch Conservation Bank.

3. In order to ensure that there will not be impacts on resident bird species, no site clearing or grading shall occur between 15 February and 31 August unless a qualified biologist has first surveyed the property to determine the presence or absence of nesting bird species protected under the Federal Migratory Bird Treaty Act. If such nesting birds are found, then appropriate mitigation measures shall be implemented. If no nesting birds are located, then clearing and grading may commence without additional mitigation requirements.

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10.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

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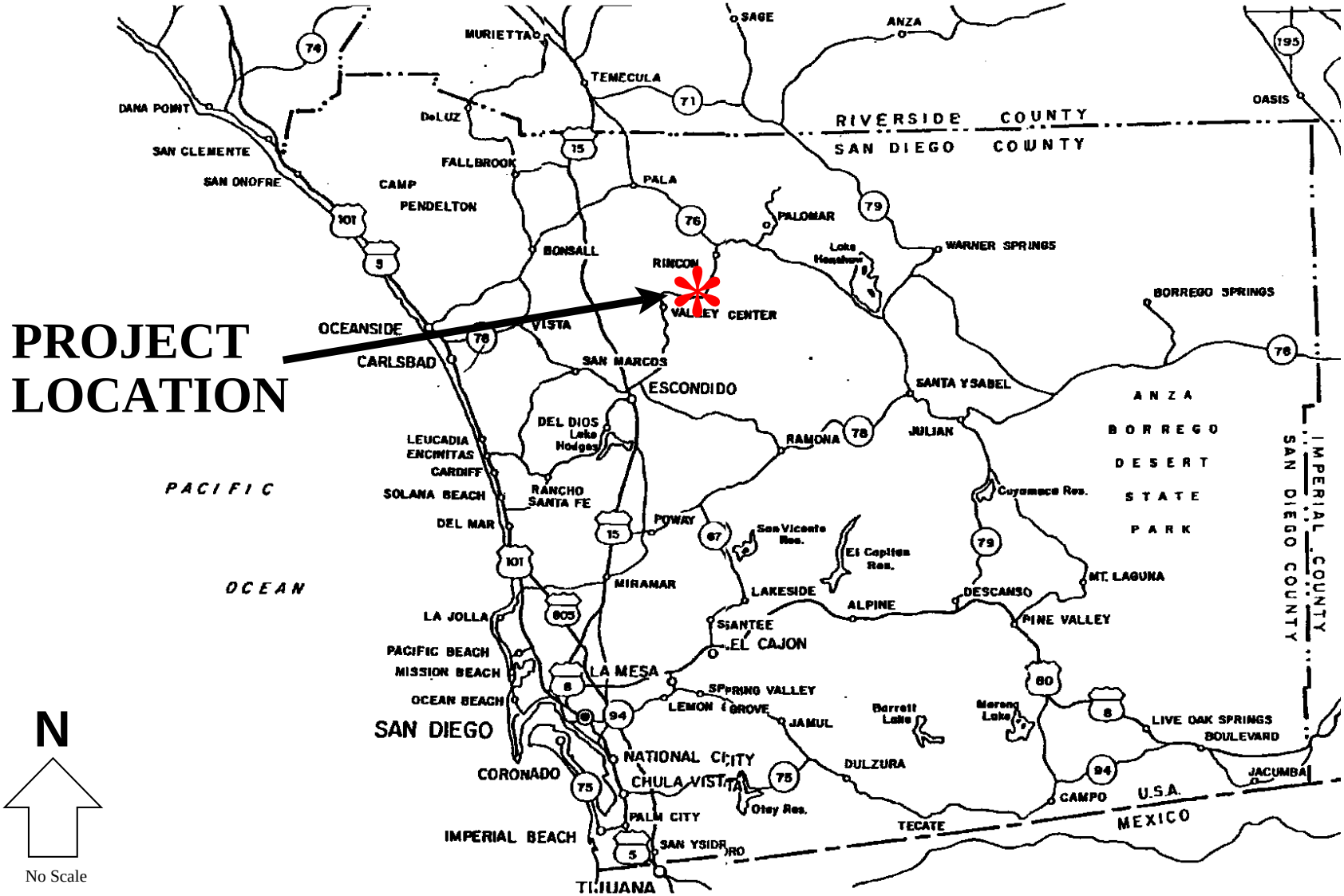
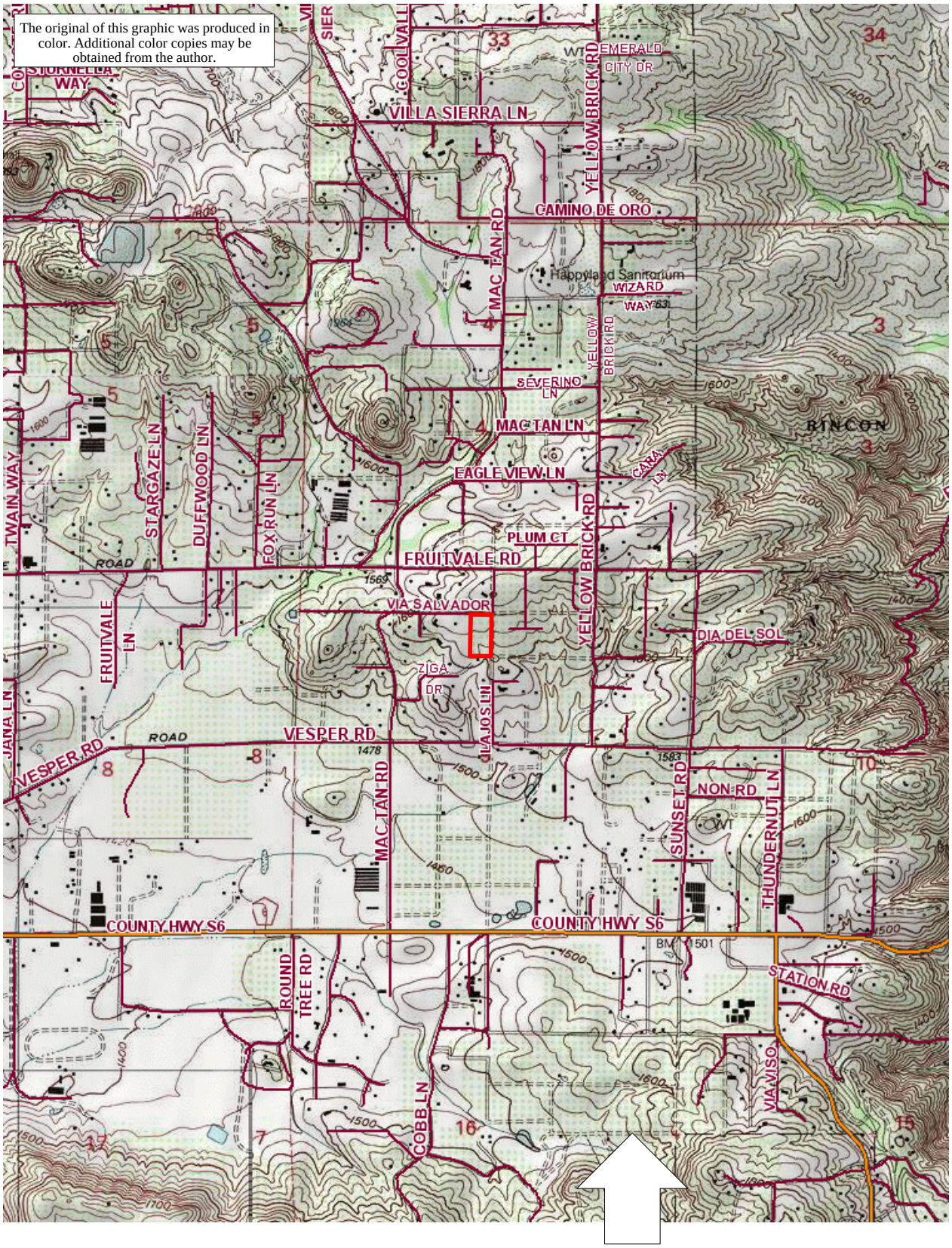


Cummings and Associates Job Number 1552.34B 11 September 2008 [:\1552-Fig-1.wpg]

Cummings and Associates	Project Location in the Regional Context of San Diego County	Figure 1



Scale: 1-inch = 2,000-feet

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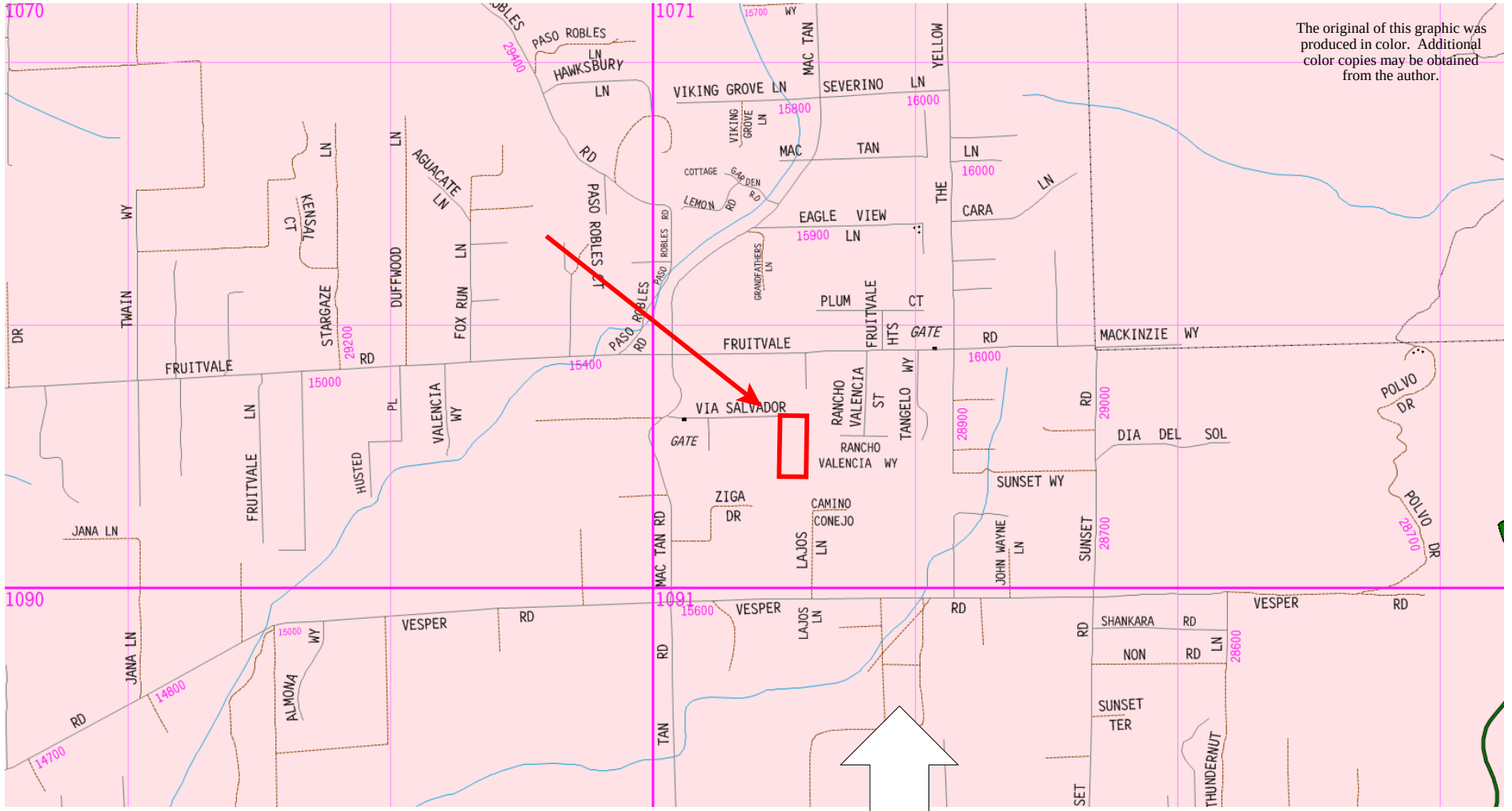
Cummings and Associates	**TPM 21086 Shown on the U.S.G.S. 7½-min Rodriguez Mountain Quad Map** [Base Map Created with TOPO!® ©2006 National Geographic; ©2005 TeleAtlas]	**Figure 2**



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Cummings and Associates

TPM 21086 Shown on a Thomas Brothers Map [Base Map © 2007 Rand McNally & Company]

Figure 3

Cummings and Associates Job Number 1552.34B 11 September 2008 [:\1552-Fig-4.wpg]

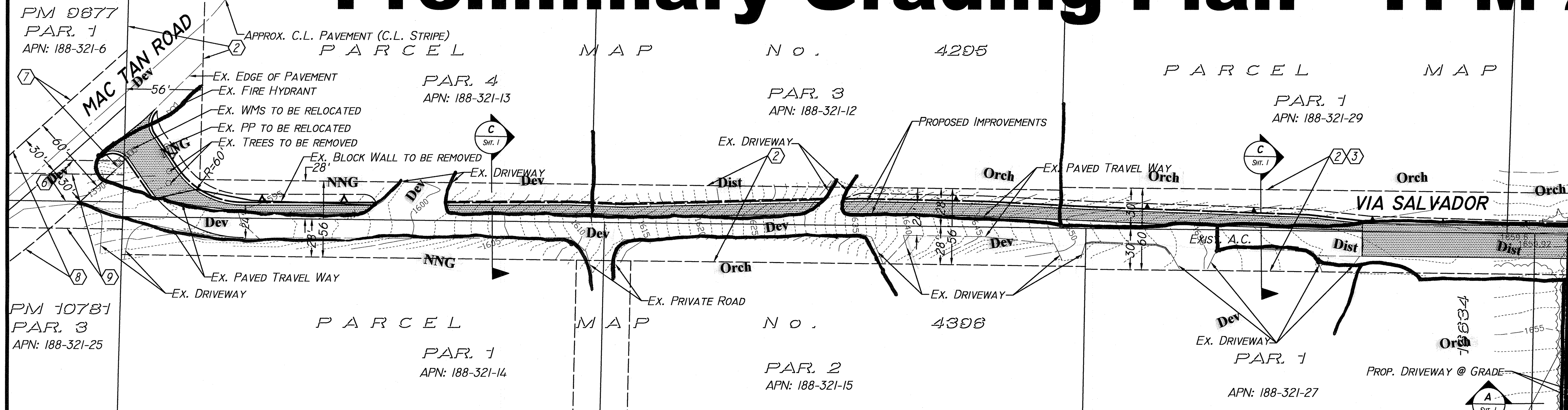
Cummings and Associates

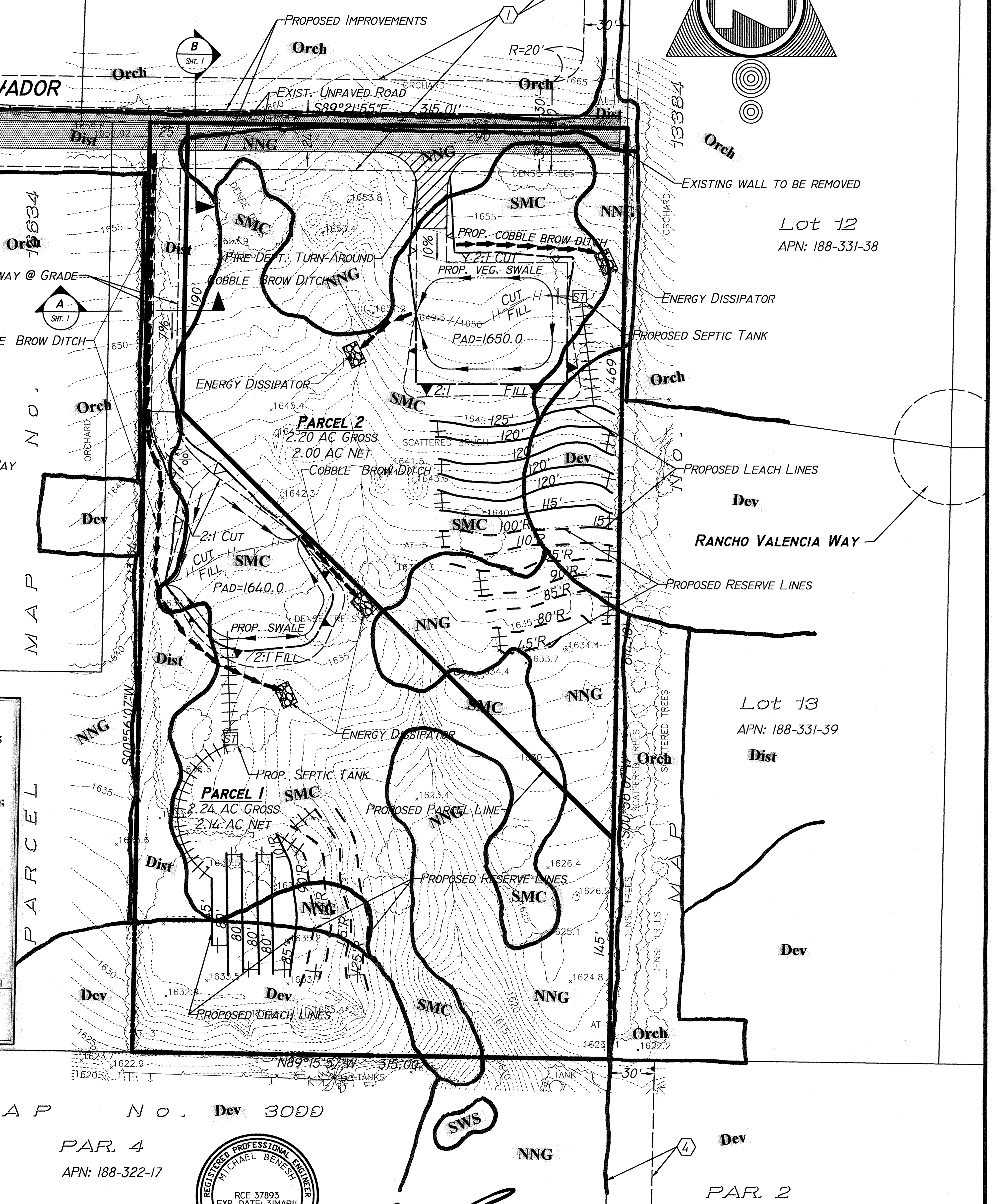
TPM 21086 Shown on an Aerial Photo
[Base Map © 2008 Google™; © 2008 Tele Atlas]

Figure 4

Preliminary Grading Plan - TPM 21086

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.





LEGEND

DESCRIPTION:	SYMBOL
PROPERTY LINE	
EASEMENT LINE	
SLOPE BANK (2:1 MAX CUT AND FILL)	CUT / FILL
DAYLIGHT LINE	CUT / FILL
PROPOSED GRADE	3.2%
SPOT ELEVATION	332.0
EXIST. CONTOURS	300
COBBLE BROW DITCH	
RIP-RAP ENERGY DISSIPTOR	

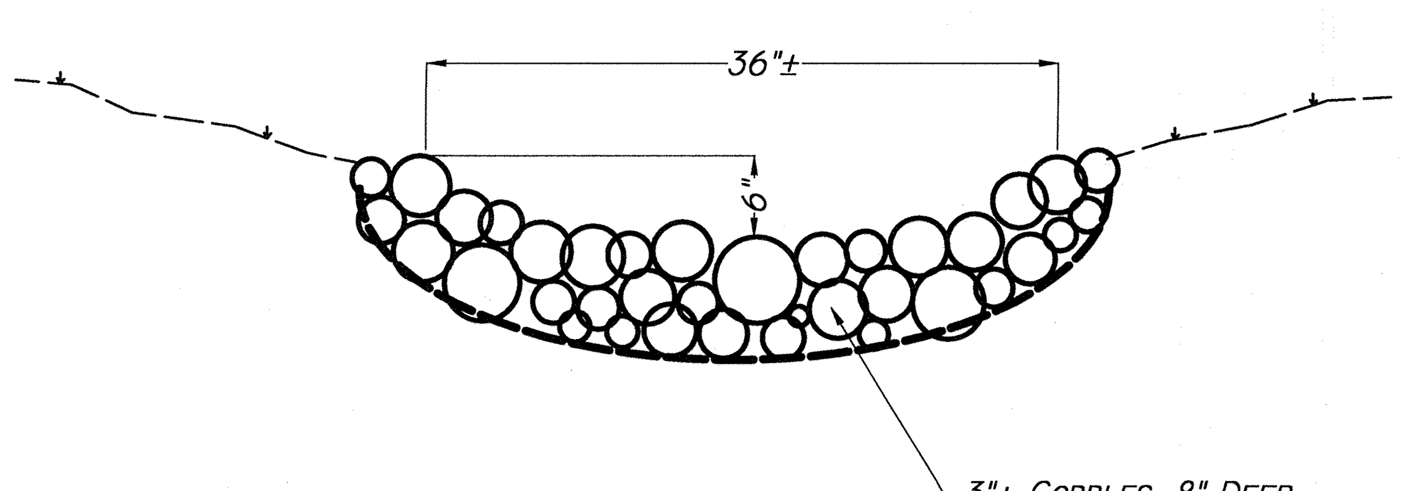
EASEMENT NOTES:

1. EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 76-132762 RECORDED MAY 3, 1976 OF OFFICIAL RECORDS.
2. EXISTING PRIVATE ROAD AND UTILITY EASEMENT PER DOCUMENT NO. 78-121695 RECORDED MARCH 29, 1978 OF OFFICIAL RECORDS.
3. EXISTING PRIVATE ROAD AND UTILITY EASEMENTS PER DOCUMENT NO. 78-166321 RECORDED APRIL 26, 1978 OF OFFICIAL RECORDS.
4. EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO.80-378397 RECORDED NOVEMBER 10, 1980 OF OFFICIAL RECORDS.
5. EXISTING 56' PRIVATE ROAD AND UTILITY EASEMENTS PER DOCUMENT NO. 75-359180 RECORDED DECEMBER 19, 1975 OF OFFICIAL RECORDS.
6. EXISTING 30' PRIVATE ROAD AND UTILITY EASEMENT PER DOCUMENT NO. 78-230180 RECORDED JUNE 5, 1978 OF OFFICIAL RECORDS.
7. EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 80-026707 RECORDED JANUARY 23, 1980 OF OFFICIAL RECORDS.
8. EXISTING IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY FOR ROADWAY PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOCUMENT NO. 80-391761 RECORDED NOVEMBER 20, 1980 OF OFFICIAL RECORDS.
9. EXISTING 40' ROAD AND UTILITY EASEMENT PER DOCUMENT NOS. 79-231261 & 79-231262 BOTH RECORDED JUNE 5, 1979 OF OFFICIAL RECORDS.

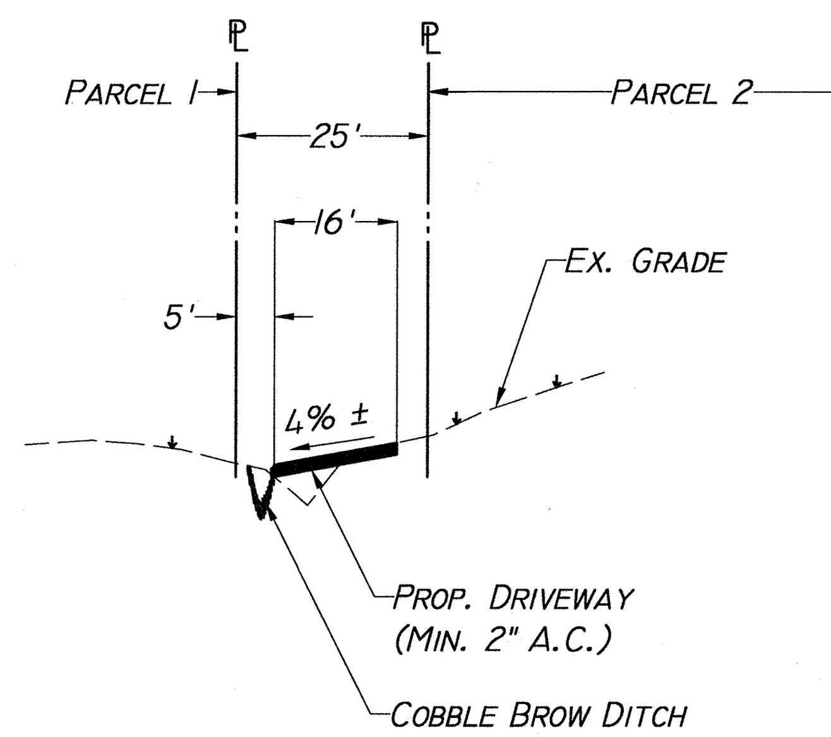
PRELIMINARY GRADING PLAN NOTE:

"THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY."

"THE SOURCE OF THE TOPOGRAPHY SHOWN HEREON IS AN AERIAL TOPOGRAPHY PERFORMED BY DIGITAL MAPPING, INC. ON AUGUST 8, 2006."



COBBLE BROW DITCH
NOT TO SCALE



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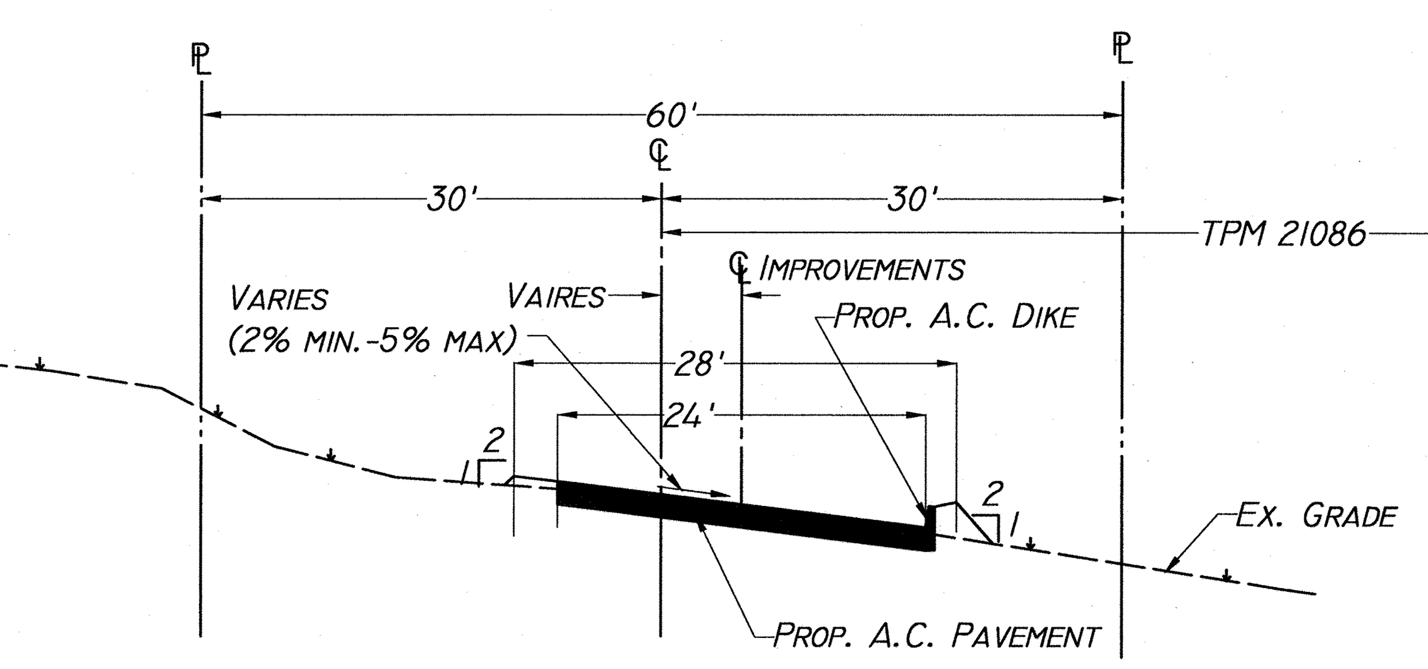

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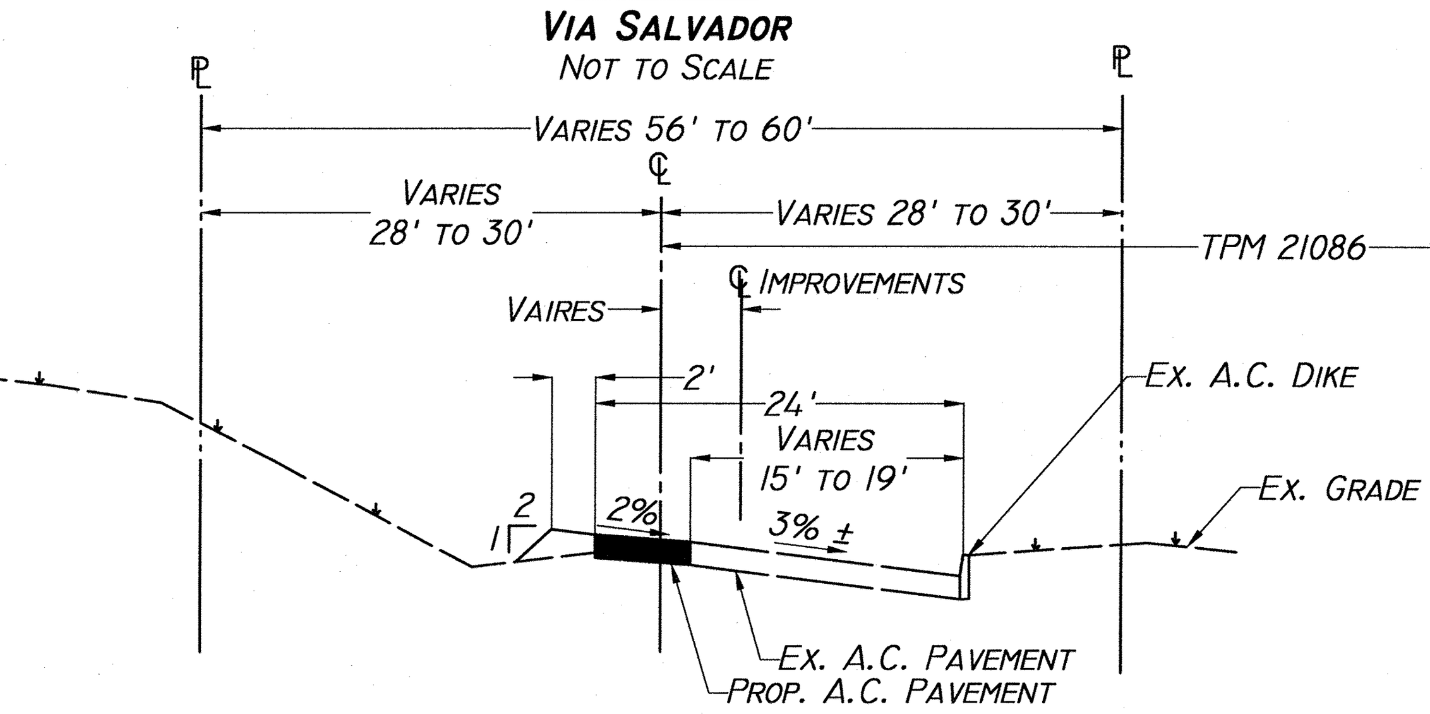

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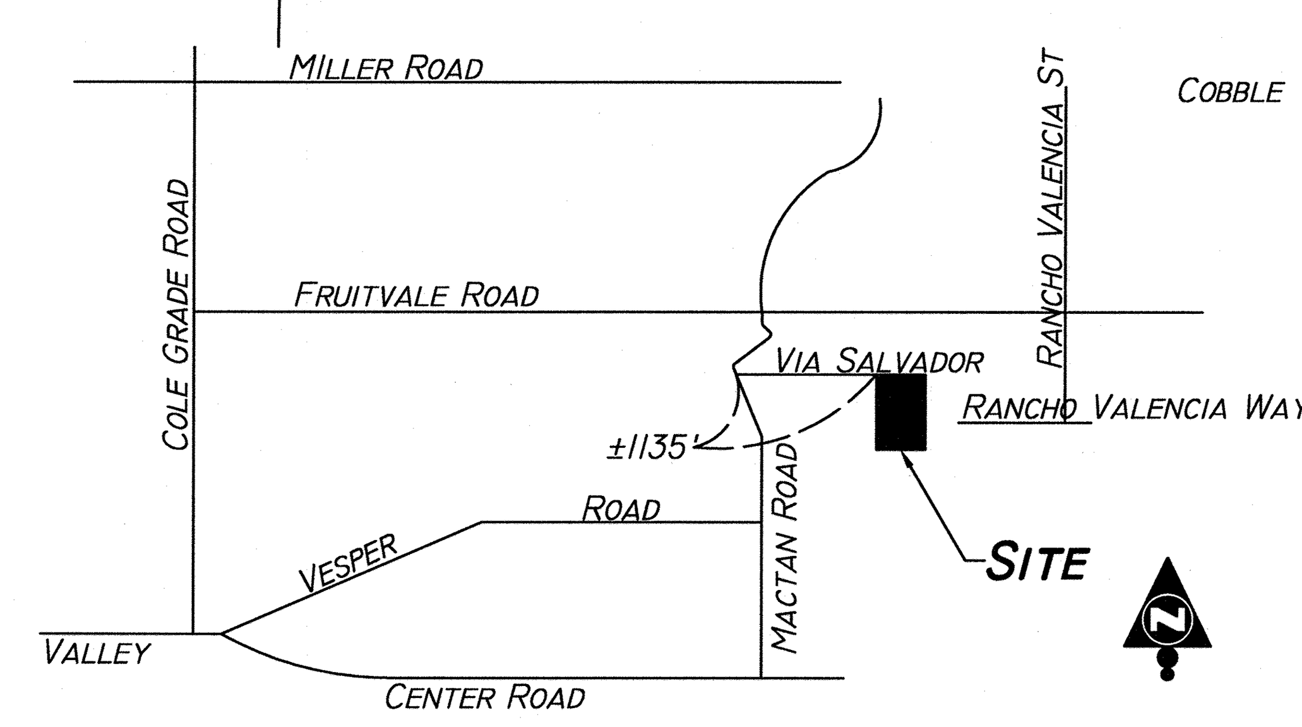

VICINITY MAP
N.T.S.

KEY

Dev	Urban/Developed (Holland, 1986 as modified by Oberbauer, 1996; Element Code 12000) — including existing residences, the 100-foot fuel modification zones around those residences, existing paved roads, and driveways
Dist	Disturbed Habitat (Holland, 1986 as modified by Oberbauer, 1996; Element Code 11300) — including existing dirt roads
Orch	Orchards and Vineyards (Holland, 1986 as modified by Oberbauer, 1996; Element Code 18100)
NNG	Non-Native Grassland (Holland, 1986, as modified by Oberbauer, 1996; Element Code 42200)
SMC	Granitic Southern Mixed Chaparral (Holland, 1986, as modified by Oberbauer, 1996; Element Code 37121)
SWS	Southern Willow Scrub (Holland, 1986 as modified by Oberbauer, 1996; Element Code 63320), represented as three Willows

Cummings and Associates Job Number 1552.34B 12 October 2009 [:\1552-Fig-5-rev.wpg]

Cummings and Associates	Vegetation Types Shown on the Preliminary Grading Plan for the Via Salvador Project, TPM 21086	Figure 5

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REGISTERED PROFESSIONAL ENGINEER
MICHAEL BENESH
RCE 37893
EXP. DATE: 31MAR11
CIVIL
STATE OF CALIFORNIA

MICHAEL L. BENESH
RCE 37893 EXP. 3/31/11

EARTHWORK ESTIMATE:

CUT:	900 CY
FILL:	900 CY
IMPORT/EXPORT:	0 CY

NO.	DESCRIPTION	DATE
2	RESPONSE TO COUNTY LETTER DATED 10/17/2008	1SEP2009
1	RESPONSE TO COUNTY LETTER DATED 10/ 2/2007	22JUL2008
-	FIRST SUBMITTAL TO COUNTY	11JUL2007

REVISIONS

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

The above panorama was taken from along the eastern property boundary generally facing west. The dead trees in the foreground are the remnants of the abandoned Avocado orchard that once occupied the site. As can be seen in the background of the panorama, the only native habitat on the property consists of isolated clumps of Granitic Southern Mixed Chaparral. The large green shrubs are Sugar bush (*Rhus ovata*) and Laurel Sumac (*Malosma laurina*).

Cummings and Associates Job Number 1552.34B 11 September 2008 [:\1552-Fig-6.wpg]

Cummings and Associates	**Site Photographs: Panorama of the Site Taken from Along the Eastern Property Boundary Facing Generally West**	**Figure 6**

The top photo was taken from the northeast corner of the site facing west along the existing unpaved portion of Via Salvador Road. The bottom photo shows the on-site drainage which lacks an Ordinary High Water Mark. The photo was taken near the southern property boundary facing south (the barbed wire fence in the middle of the photo represents the southern parcel boundary).

Cummings and Associates Job Number 1552.34B 11 September 2008 [:\1552-Fig-7.wpg]

Cummings and Associates	Site Photographs: Top Photo of the Existing Conditions Along Unpaved Via Salvador Road; Bottom Photo of On-Site Drainage	Figure 7

Table 1

VASCULAR PLANTS OBSERVED
ON THE VIA SALVADOR PROPERTY, TPM 21086
COUNTY OF SAN DIEGO, CALIFORNIA

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community[1]	Occurrence On-site
Adenostoma fasciculatum Chamise	N	Granitic Southern Mixed Chaparral	Common, one of the shrub species remaining in the Chaparral clumps on-site.
Artemisia californica Coastal Sagebrush	N	Granitic Southern Mixed Chaparral	Rare on-site, half a dozen of these plants were noted at the bases of the Chaparral shrubs. There were not enough of these plants to rationalize considering the habitat a Coastal Sage - Chaparral Scrub.
Bromus madritensis ssp. *rubens* Red Brome	I	Non-Native Grassland	Frequent, seen scattered throughout the Non-Native Grassland.
Ceanothus tomentosus Ramona Lilac	N	Granitic Southern Mixed Chaparral	Infrequent, one of the shrub species remaining in the Chaparral clumps on-site.
Centaurea melitensis Tocalote	I	Non-Native Grassland	Frequent, seen scattered throughout the Non-Native Grassland.
Cirsium cf. *vulgare* Bull Thistle	I	Non-Native Grassland	Rare on-site, a few individuals were noted along the northern property boundary.
Conyza canadensis Horseweed	N	Non-Native Grassland	Infrequent, but localized along the northern property boundary.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community[1]	Occurrence On-site
Corethrogyne filaginifolia California Aster	N	Disturbed Habitat and Non-Native Grassland	Infrequent, seen at scattered locations.
Cynodon dactylon Bermuda Grass	I	Non-Native Grassland	Frequent, seen at scattered locations.
Deinandra fasciculata Fascicled Tarweed	N	Non-Native Grassland	Infrequent, but localized along the middle-eastern part of the property.
Eremocarpus setigerus Doveweed	N	Disturbed Habitat and Non-Native Grassland	Common, seen throughout the Disturbed Habitat and Non-Native Grassland.
Eriogonum fasciculatum California Buckwheat	N	Granitic Southern Mixed Chaparral	Frequent, occurring on the edge of the larger shrubs.
Erodium cicutarium Red-stem Filaree	I	Non-Native Grassland	Common, seen throughout the Non-Native Grassland.
Gnaphalium canescens ssp. *beneolens* Fragrant Everlasting	N	Non-Native Grassland	Infrequent, seen at scattered locations.
Hazardia squarrosa Saw-toothed Goldenbush	N	Granitic Southern Mixed Chaparral	Infrequent, occurring on the edge of the larger shrubs.
Helianthemum scoparium Peak Rush Rose	N	Granitic Southern Mixed Chaparral	Infrequent, occurring on the edge of the larger shrubs.
Heterotheca grandiflora Telegraph Weed	N	Disturbed Habitat and Non-Native Grassland	Frequent, seen scattered throughout the Disturbed Habitat, and Non-Native Grassland.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community[1]	Occurrence On-site
Hirschfeldia incana Short-pod Mustard	I	Non-Native Grassland	Infrequent, seen at scattered locations.
Malosma laurina Laurel Sumac	N	Granitic Southern Mixed Chaparral	Common, one of the shrub species remaining in the Chaparral clumps on-site.
Marah macrocarpus Wild Cucumber	N	Granitic Southern Mixed Chaparral	Infrequent, seen cambering over the shrubs in the remnant Chaparral clumps.
Marrubium vulgare Horehound	I	Disturbed Habitat and Non-Native Grassland	Frequent, seen scattered throughout the Disturbed Habitat, and Non-Native Grassland.
Navarretia hamata ssp. *hamata* Hooked Skunkweed	N	Non-Native Grassland	Frequent, seen scattered throughout the Non-Native Grassland.
Rhus ovata Sugarbush	N	Granitic Southern Mixed Chaparral	Common, one of the shrub species remaining in the Chaparral clumps on-site.
Salsola tragus Russian Thistle	I	Disturbed Habitat	Infrequent, but localized along the northern property boundary.
Salvia mellifera Black Sage	N	Granitic Southern Mixed Chaparral	Frequent, occurring on the edge of the larger shrubs.
Sonchus oleraceus Common Sow Thistle	I	Non-Native Grassland	Infrequent, seen at scattered locations.
Yucca sp. Yucca	I	Disturbed Habitat	Rare on-site, a handful of horticultural Yuccas were observed along the northern property boundary.

[1] Holland Element Codes (1986) as modified by Oberbauer (1996) are as follows: Disturbed Habitat (Element Code 11300); Granitic Southern Mixed Chaparral (Element Code 37121); Non-Native Grassland (Element Code 42200).

27 Species

[:\1552PlantList-rev.wpd]

Table 2

WILDLIFE SPECIES OBSERVED
ON THE VIA SALVADOR PROPERTY, TPM 21086
COUNTY OF SAN DIEGO, CALIFORNIA

Common Name *Scientific Name*	Vegetative Community in which the Species was Observed	Observations
Reptiles		
Side-blotched Lizard *Uta stansburiana*	Granitic Southern Mixed Chaparral	One Side-blotched was seen at the periphery of a Chaparral clump.
Mammals		
California Ground Squirrel *Spermophilus beecheyi*	Disturbed Habitat and Granitic Southern Mixed Chaparral	One squirrel was seen running from the granitic outcrop along the southern property boundary to a clump of Chaparral.
Audubon's Cottontail *Sylvilagus audubonii*	Disturbed Habitat and Granitic Southern Mixed Chaparral	Pellets assignable to this genus were seen scattered throughout the property. Also, two rabbits were flushed out of a Chaparral clump along the eastern property boundary.
Valley Pocket Gopher *Thomomys bottae*	Disturbed Habitat	Burrows assignable to this species were noted at scattered locations.
Birds		
Mourning Dove *Zenaida macroura*	Granitic Southern Mixed Chaparral	Three doves were flushed from a clump of Chaparral.

Common Name *Scientific Name*	Vegetative Community in which the Species was Observed	Observations
Anna's Hummingbird *Calypte anna*	Granitic Southern Mixed Chaparral	Two Anna's were heard and seen on-site.
Costa's Hummingbird *Calypte costae*	Granitic Southern Mixed Chaparral	One Costa's was heard conducting its display above a clump of Chaparral.
Nuttall's Woodpecker *Picoides nuttallii*	N/A	This species was heard off-site to the west.
Western Scrub Jay *Aphelocoma californica*	Granitic Southern Mixed Chaparral	Two adults and two juveniles were observed in a Laurel Sumac bush. The juveniles appeared to still be begging from the adults - the incessant calling attracted my attention.
American Crow *Corvus brachyrhynchos*	Disturbed Habitat and Granitic Southern Mixed Chaparral	Two Crows were observed as overflights.
California Towhee *Pipilo crissalis*	Disturbed Habitat	A broken egg of this Towhee species was found along the eastern property boundary.
House Finch *Carpodacus mexicanus*	Disturbed Habitat and Granitic Southern Mixed Chaparral	Five House Finch were seen and heard throughout the site.

[:\1552WildlifeList.wpd]

Table 3

Sensitive Plant Species Known to Occur Within an Approximate 10-mile Radius[1] of the Via Salvador Property, TPM 21086

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Acanthomintha ilicifolia San Diego Thorn Mint	List A/List1B.1/S1.1/CE/FT	Occurs on heavy clay soils in a variety of habitats. Known elevations are 30 - 3,000 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Adolphia californica Spineshrub	List B/List 2.1/S3.1/-/-	Typically found on metavolcanic and/or clay soils in Sage Scrub habitats. Known elevations are 300 - 1,000 feet.	N	U	There are no clay or metavolcanic soils mapped on the property (Bowman, 1973).
Ambrosia pumila San Diego Ambrosia	List A/List 1B.1/S1.1/-/FE	Found in mesic open areas, often adjacent to drainages. Elevations range from 60 - 1,370 feet.	N	U	The site is too xeric to expect this species. Also, the highest known elevation for the species is approximately 240-feet lower than the lowest elevation on-site.
Arctostaphylos rainbowensis Rainbow Manzanita	List A/List 1B.1/S2.1/-/- CA-Endemic	Known from Chaparral at elevations ranging from 740 - 2,100 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Artemisia palmeri Palmer's Sagewort	List D/List 4.2/S3.2/-/-	Found primarily along creeks and drainages near the coast; inland it may occur in mesic Chaparral conditions. Found in elevations from 50 - 3,010 feet.	N	U	The site is too xeric to expect this species.
Astragalus oocarpus San Diego Milkvetch	List A/List 1B.2/S2.2/-/- CA-Endemic	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,000 - 4,950 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.
Atriplex coulteri Coulter's Saltbush	List A/List 1B.2/S2.2/-/-	This species is associated with alkaline or clay soils in a variety of habitats. Found at elevations of 9 - 1,513 feet.	N	U	There are no alkaline or clay soils mapped on the property (Bowman, 1973).
Atriplex parishii Parish's Brittlescale	List A/List 1B.1/S1.1/-/-	Grows in alkaline or clay soils at elevations of 82 - 6,251 feet. Presumed extinct.	N	U	There are no alkaline or clay soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Baccharis vanessae Encinitas Baccharis	List A/List 1B.1/S1.1/CE/FT CA-Endemic	Found locally in Chaparral habitats, close to the coast and on soils derived from marine sandstones. Grows at elevations from 197 - 2,369 feet.	N	U	Although there is Chaparral on-site, the property is located in Valley Center (not close to the coast). In addition, the soils on-site are derived from granodiorite, not marine sandstones.
Berberis nevinii Nevin's Barberry	List A/List 1B.1/S2.2/CE/FE CA-Endemic	Known from a variety of habitats including Chaparral, Riparian Scrub, and Sage Scrub at elevations ranging from 970 - 2,700 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.
Brodiaea orcuttii Orcutt's Brodiaea	List A/List 1B.1/S3.1/-/-	Found on heavy clay soils at elevations that range from 98 - 5,567 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Calochortus dunnii Dunn's Mariposa Lily	List A/List1B.2/S2.1/CR/-	Found on metavolcanic or gabbroic soils in openings in Chaparral and Closed-Cone Coniferous Forest habitats. Known elevations for this species range from 1,250 - 6,000 feet.	N	U	There are no metavolcanic or gabbroic soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Camissonia lewisii Lewis's Evening Primrose	List C/List 3/S?/-/-	Found in fine sandy soils along the beach at elevations from 0 - 987 feet.	N	U	The property is not located along the beach.
Caulanthus simulans Payson's Caulanthus	List D/List 4.2/S3.2/-/- CA-Endemic	Found in Juniper Woodland, Chaparral, and Sage Scrub at an elevation range of 296 - 7,238 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.
Ceanothus verrucosus Wart-Stem-Lilac	List B/List 2.2/S2.2/-/-	Associated with Chaparral habitats, it is frequently an indicator of Southern Maritime Chaparral. Known elevations range from 3 - 1,250 feet.	N	U	The Chaparral on-site is a Southern Mixed Chaparral, not a Southern Maritime Chaparral. Also, the highest known elevation for the species is approximately 360-feet lower than the lowest elevation on the property.
Centromadia parryi ssp. *australis* Southern Tarplant	List A/List 1B.1/S2.1/-/-	Found in mesic areas, such as adjacent to marshes, in vernal pools, and in vernally mesic grasslands. Known elevations range from 0 - 1,400 feet.	N	U	There are no mesic areas on-site.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Centromadia pungens ssp. *laevis* Smooth Tarplant	List A/List 1B.1/S2.1/-/- CA-Endemic	Found on alkaline soils in mesic habitats, such as Meadows and Seeps, Playas, and Riparian Woodlands. Known elevation is 0 - 1,580 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973).
Chorizanthe polygonoides var. *longispina* Knotweed Spineflower	List A/List 1B.2/S2.2/-/-	Found on clay soils in a variety of habitats. Known elevations of 987 - 5,034 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Clarkia delicata Delicate/Campo Clarkia	List A/List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 775 - 3,300 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.
Comarostaphylis diversifolia ssp. *diversifolia* Summer Holly	List A/List 1B.2/S2.2/-/-	Found in coastal and inland Chaparral habitats, as well as Cismontane Woodlands. Known elevations range from 98 - 1,809 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Delphinium hesperium ssp. *cuyamacae* Cuyamaca Larkspur	List A/List 1B.2/S2.1/CR/-CA-Endemic	Found south of Cuyamaca Lake in relatively densely vegetated Montane Meadow with a dominant presence of *Muhlenbergia rigens.* Grows at elevations of 4,103 - 5,366 feet.	N	U	The property is not located near Cuyamaca Lake.
Dudleya variegata Variegated Dudleya	List A/List 1B.2/S2.2/-/-	Found on clay soils and clay lenses in sunny openings in a variety of habitats. It also occurs on sandy soils in Sage Scrub habitats. Known at elevations of 9 - 1,909 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Ericameria palmeri ssp. *palmeri* Palmer's Goldenbush	List B/List 2.2/S1.1/-/-	Associated with mesic soils in Chaparral and Sage Scrub habitats. Seasonally wet/moist locales are strongly preferred. Grows at elevations of 98 - 1,974 feet.	N	U	There are no mesic soils on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Eryngium aristulatum var. *parishii* San Diego Button-Celery	List A/List 1B.1/S2.1/CE/FE	Typically found in Vernal Pools, but this species is also tolerant of some of the habitats adjacent to Vernal Pools, such as Coastal Scrub and Valley and Foothill Grassland habitats. Grows at elevations of 65 - 2,040 feet.	N	U	There are no Vernal Pools on or adjacent to the property.
Ferocactus viridescens Coast Barrel Cactus	List B/List 2.1/S3.1/-/-	Found in a variety of habitats, such as Sage Scrub, Chaparral, and Valley and Foothill Grassland. Often found on south-facing slopes at elevations ranging from 9 - 1,481 feet.	N	U	The site is not heavily sloped. In addition the highest known elevation for the Barrel Cactus is approximately 130-feet lower than the lowest elevation on-site.
Grindelia hirsutula hallii San Diego Gumplant	List A/List 1B.2/S2.2/-/- CA-Endemic	Grows in Montane Meadows and Lower Montane Coniferous Forests with sunny openings. Prefers locales which are quite wet in the early spring. Known elevations range from 608 - 5,742 feet.	N	U	There are no Montane Meadows or Lower Montane Coniferous Forest habitats on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Harpagonella palmeri Palmer's Grappling Hook	List D/List 4.2/S3.2/-/-	Found in clay vertisols with open grassy slopes or in open Diegan Sage Scrub. Diablo clays are favored along the coast. Elevations range from 658 - 3,142 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Heuchera rubescens var. *veriscolor* San Diego Alumroot	List B/List 2.3/S1.3?/-/-	Grows in rocky outcrops in Montane Chaparral at elevations of 4,935 - 13,160 feet.	N	U	The property is located at elevations approximately 3,200-feet lower than the lowest known elevation for the species.
Horkelia cuneata ssp. *puberula* Mesa Horkelia	List A/List 1B.1/S2.1/-/- CA-Endemic	Associated with Chaparral, Cismontane Woodland and Sage Scrub habitats. Grows at elevations of 2,303 - 2,665 feet.	N	U	The property is located at elevations approximately 640-feet lower than the lowest known elevation for the species.
Horkelia truncata Ramona Horkelia	List A/List 1B.3/S2.3/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,300 - 4,270 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Hulsea californica San Diego Hulsea	List A/List 1B.3/S2.1/-/- CA-Endemic	Found in Montane Coniferous Forests and lightly disturbed Chaparral. This plant is a "fire follower." Found at elevations of 3,010 - 9,591 feet.	N	U	The property is located at elevations approximately 1,350-feet lower than the lowest known elevation for the species.
Hulsea mexicana Mexican Hulsea	List B/List 2.3/S1.3/-/-	Found on volcanic soils at elevations ranging from 2,187 - 3,948 feet. The population at Table Mountain occurs in open, high desert Chaparral and is believed to be stable.	N	U	There are no metavolcanic soils mapped on the property (Bowman, 1973).
Iva hayesiana San Diego Marsh Elder	List B/List 2.2/S2.2?/-/-	A species found in marshy habitats in slow moving waters. Found at elevations of 32 - 1,645 feet.	N	U	There are no marshy habitats on the property.
Lepidium virginicum var. *robinsonii* Robinson's Peppergrass	List A/List 1B.2/S2.2/-/-	Found in Coastal Scrub and Chaparral habitats generally well away from the coast in foothill elevations. It grows in relatively dry, exposed locales at elevations of 3 -2,912 feet.	N	M	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Lilium parryi Lemon Lily	List A/List 1B.2/S2.1/-/-	Nearly extirpated from San Diego County where it is known from only a few plants at Palomar Mountain. Found at elevations of 4,103 - 9,032 feet.	N	U	The property is not located on Palomar Mountain.
Limnanthes gracilis ssp. *parishii* Parish's Meadowfoam	List A/List 1B.2/S2.2/CE/- CA-Endemic	Found in Montane Meadows largely devoid of shrubs with a concentration of annuals and herbaceous perennials, not grasses. Grows in profusion at Cuyamaca Lake. Found at elevations that range from 1,974 - 6,580 feet.	N	U	There are no Montane Meadows on the property.
Linanthus orcuttii Laguna/Orcutt's Linanthus	List A/List 1B.3/S2.3/-/-	Grows in Montane Chaparral and Lower Montane Coniferous Forests at elevations of 3,010 - 7,058 feet.	N	U	The lowest known elevation for the species is approximately 1,350-feet higher than the highest elevation on-site.
Mentzelia tridentata Creamy Blazing Star	—/List 1B.3/S2.3/-/- CA-Endemic	Found at elevations ranging from 2,303 - 3,816 feet in Mojave Desert Scrub.	N	U	According to Rebman and Simpson (2006), this species is not found in San Diego County.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Monardella hypoleuca ssp. *lanata* Felt-Leaf Monardella	List A/List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 980 - 3,900 feet.	N	L	Although there is Chaparral on the property and the known elevations for the species are similar to the elevations on-site, the Chaparral is highly disturbed regrowth in an area previously occupied by Avocado orchards.
Monardella macrantha ssp. *hallii* Hall's Monardella	List A/List 1B.3/S3.3/-/- CA-Endemic	Grows in Lower Montane Coniferous Forests and Montane Chaparral in rocky rubble and boulders at elevations of 2,401 - 7,222 feet.	N	U	The lowest known elevation for the subspecies is approximately 740-feet higher than the highest elevation on-site.
Monardella nana ssp. *leptosiphon* San Felipe Monardella	List A/List 1B.2/S2.2/-/-	Grows in Lower Montane Coniferous Forests in Crouch coarse sandy loams at elevations of 3,948 - 6,103 feet.	N	U	There are no Lower Montane Coniferous Forests on the property.
Muilla clevelandii San Diego Golden Star	List A/List 1B.1/S2.2/-/-	Found in a variety of habitats on clay soils at elevations of 164 - 1,530 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). Note: The genus is *Bloomeria* on CNPS list.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Myosurus minimus ssp. *apus* Little Mousetail	List C/List 3.1/S2.2/-/-	Found in Vernal Pools and occasionally in Valley and Foothill Grasslands adjacent to Vernal Pools at elevations of 65 - 2,106 feet.	N	U	There are no Vernal Pools or Valley and Foothill Grasslands on the property.
Navarretia fossalis Spreading Navarretia	List A/List 1B.1/S2.1/-/FT	In San Diego County, the preferred habitat of this species is Vernal Pools. Found at elevations of 987 - 4,277 feet.	N	U	There are no Vernal Pools on or adjacent to the property.
Nolina cismontana Peninsular Bear-Grass	List A/List 1B.1/S1.1/-/- CA-Endemic	Found in Chaparral and Coastal Scrub habitats on gabbroic or sandstone soils. Grows at elevations of 460 - 4,195 feet.	N	U	There are no gabbroic or sandstone soils mapped on the property (Bowman, 1973).
Packera ganderi Gander's/San Diego Butterweed	List A/List 1B.2/S2.2/CR/- CA-Endemic	A species found in Chaparral habitat on gabbroic soils at elevations of 1,316 - 3,948 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Poa atropurpurea San Bernardino Bluegrass	List A/List 1B.2/S2.2/-/FE CA-Endemic	Found in Montane Meadow surrounded by Coniferous Forest at elevations of 4,474 - 8,077 feet. Known from fewer than 20 occurrences in the Laguna and San Bernardino Mountains.	N	U	There are no Montane Meadows on the property.
Scutellaria bolanderi ssp. *austromontana* Southern Skullcap	List A/List 1B.2/S2.2?/-/- CA-Endemic	Grows on moist embankments of montane creeks at elevations of 1,398 - 6,580 feet.	N	U	The site does not contain a montane creek.
Symphyotrichum defoliatum San Bernardino Aster	-/List 1B.2/S3.2/-/- CA-Endemic	Found in a variety of habitats near ditches, streams or springs. Known elevations range from 6 - 6,711 feet.	N	U	There are no mesic soils associated with ditches, streams or springs on the property.
Tetracoccus dioicus Parry's Tetracoccus	List 1B.2/S2.2/-/-	Found on gabbroic soils, typically in Chaparral habitats. Grows at elevations of 542 - 3,290 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Thermopsis californica var. *semota* Velvety False Lupine	List A/List 1B.2/S2.1/-/- CA-Endemic	Found in Lower Montane Coniferous Forest and Montane Meadows. Common in wet, open meadows around Cuyamaca Lake and Laguna Meadows, but quite uncommon elsewhere. Grows at elevations of 3,290 - 6,153 feet.	N	U	There are no Lower Montane Coniferous Forests or Montane Meadows on the property.
Viola aurea Golden Violet	List B/List 2.2/S2S3/-/-	Found in Great Basin Scrub as well as Pinyon and Juniper Woodland at elevations of 3,290 - 6,712 feet.	N	U	There are Great Basin Scrub or Pinyon and Juniper Woodland habitats on the property.

[1] This plant list was generated by the nine quad search function of the on-line California Native Plant Society (CNPS) inventory and was updated through July 9, 2008. This list was augmented with the plant list generated by the same nine quad search of the California Natural Diversity Database, and with the sensitive species list attached to the October 2, 2007 scoping letter from the County of San Diego.

[2] The Common Names were taken from the Checklist of the Vascular Plants of San Diego County, 4th Edition. Rebman, Jon P. and Simpson, Michael G., 2006. San Diego Natural History Museum and San Diego State University, xx + 100 pp.

[3] The first line in the "Sensitivity Code and Status" column shows the County List, the CNPS List with threat code extensions/the state ranking of the California Natural Diversity Database (CNDDB) with the threat rank extension/the California state threatened and endangered status code/the federal threatened and endangered status code. The second line in the "Sensitivity Code and Status" column identifies whether the species is a California Endemic as identified by the CNPS or not (blank second line). Following is a key to the codes in the table.

Key to the County Lists

List A — Plants rare, threatened or endangered in California and elsewhere

List B — Plants rare, threatened or endangered in California but more common elsewhere

List C — Plants which may be quite rare, but need more information to determine their true rarity status
List D — Plants of limited distribution and are uncommon, but not presently rare or endangered

Key to the CNPS Lists

List 1A — Presumed extinct in California
List 1B — Plants threatened or endangered in California and elsewhere
List 2 — Plants rare, threatened or endangered in California but more common elsewhere
List 3 — Plants about which more information is needed; a watch list
List 4 — Limited distribution (a watch list)

Key to the CNPS List Threat Code Extensions

.1 — Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)
.2 — Fairly endangered in California (20-80% occurrences threatened)
.3 — Not very endangered in California (<20% of occurrences threatened or no current threats known)

Key to the State Ranking of the CNDDB

S1 — Less than 6 element occurrences OR less than 1,000 individuals OR less than 2,000 acres*
S2 — 6 - 20 element occurrences OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres*
S3 — 21 - 80 element occurrences OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres*
S4 — Apparently secure within California, but factors do exist to cause some concern
S5 — Demonstrably secure in California
S? OR S2? OR S2S3 — Uncertainty about the rank of an element

Key to the Threat Rank Extensions of S1, S2 or S3 (if assigned)

.1 — very threatened
.2 — threatened
.3 — that no current threats are known

State and Federal Threatened and Endangered Species Status Codes

CR — State of California listed as rare
CE — State of California listed as endangered
CT — State of California listed as threatened
PT — Proposed for Listing as Threatened under the Federal Endangered Species Act
PE — Proposed for Listing as Endangered under the Federal Endangered Species Act
FC — Candidate for Listing under the Federal Endangered Species Act
FE — Designated Endangered under Federal Endangered Species Act
FT — Designated as Threatened under the Federal Endangered Species Act

[4] The “Potential On-site” column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site

H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.

M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.

L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.

U — The potential for occurrence is “unlikely”. The habitat requirements of the species are not present on the subject property.

[:\1552-Sensitive Plant List.wpd]

Table 4

Sensitive Wildlife Species Known to Occur Within an Approximate 10-mile Radius[1] of the Via Salvador Property, TPM 21086

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Insects					
Danaus plexippus Monarch Butterfly	Group 2, —/—/—	This species is found in a variety of open habitats during typically where the larval host plants, the true Milkweeds (*Asclepias* spp.), are found.	N	U	There were no Milkweeds identified on the property.
Euphydryas editha quino Quino Checkerspot Butterfly	Group 1, FE/—/—	The Quino is found in a variety of open canopy habitats where the primary larval food plant, Dot-seed Plantain (*Plantago erecta*) is found. It is precluded from closed canopy situations and is a hilltopping species.	N	U	According to the Year 2005 Quino Survey Areas map (USFWS, 2005), the site is located outside of the recommended survey areas for this butterfly.
Lycaena hermes Hermes Copper Butterfly	Group 1, pFE/—/—	Associated closely with the larval food plant, Redberry (*Rhamnus crocea*). Recent studies indicate that the butterfly prefers those Redberry that are roughly 18-years and older.	N	U	There were no Redberry bushes noted on-site.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Pyrgus ruralis lagunae Laguna Mountains Skipper	Group 1, FE/—/—	This Skipper is endemic to San Diego County. It is found on Palomar Mountain and the Laguna Mountains. It is restricted to Montane Meadow habitats that contain the primary larval host plant, Cleveland's Horkelia (*Horkelia clevelandii*).	N	U	The site is not on Palomar Mountain or in the Laguna Mountains, nor does the site contain Montane Meadow habitat or Cleveland's Horkelia.
Crustaceans					
Branchinecta sandiegonenis San Diego Fairy Shrimp	Group 1, FE/—/—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on-site.
Amphibians					
Bufo californicus Arroyo Southwestern Toad	Group 1, FE/CSC/—	Found primarily in the foothills and mountains along stream courses that afford open, sunny sandbars.	N	U	There are no streams on-site.
Ensatina klauberi Large-blotched Salamander	Group 1, —/CSC/FS Sensitive	Found in Pine and Oak Woodlands in the San Diego mountain ranges under logs, bark, and rocks.	N	U	There are no Pine or Oak Woodlands on-site.
Rana muscosa Mountain Yellow-legged Frog	Group 1, FE/CSC/FS Sensitive	Historically found in montane streams with sunny banks.	N	U	There are no streams on-site, and this species is believed to be extirpated in San Diego County.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Spea hammondii Western Spadefoot Toad	Group 2, FE/—/—	A cryptic species, this toad probably occurs throughout the coastal plain and foothills, anywhere ephemeral water sources develop.	N	U	There are no ephemeral waters on-site.
Reptiles					
Anniella pulchra pulchra Silvery Legless Lizard	Group 2, —/CSC/FS Sensitive	Occurs throughout the County (except for the low desert) where it is fossorial in soft soils and deep leaf litters. Some soil moisture is preferred.	N	U	The soils on-site do not contain enough moisture to expect this species.
Aspidoscelis hyperythrus beldingi Orange-throated Whiptail	Group 2, —/CSC/—	Occupies scrub habitats on the coastal plain and lower foothills where Subterranean Termites (*Reticulitermes* sp.), the principal prey species, is found. Shrub cover with openings are required for thermoregulation.	N	U	Although there is open Chaparral on-site, the primary prey species, the Subterranean Termite, was not noted on-site.
Aspidoscelis tigris stejnegeri Coastal Western Whiptail	Group 2, —/—/—	Occupies scrub habitats on the coastal plain and lower foothills where shrub cover with openings is required for thermoregulation.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.
Coleonyx variegatus abbottii San Diego Banded Gecko	Group 1, —/—/—	The Gecko prefers rocky Sage Scrub and Chaparral habitats on the coastal side of the mountains.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Crotalus exsul ruber Northern Red Diamond Rattlesnake	Group 2, —/CSC/—	Positively assorted to red soils derived from gabbro, the Linda Vista Formation, and from metavolcanics. It is found throughout the County on these soils except for the low desert.	N	U	There are no reddish soils on the site.
Diadophis punctatus similis San Diego Ringneck Snake	Group 2, —/—/FS Sensitive	In San Diego, this snake is found in a variety of habitats from the coast to the mountains. It is typically found under rotting logs, bark, rocks and damp leaves.	N	U	There do not appear to be suitable microhabitats (i.e. hiding places) for this species on-site (i.e. no logs, damp leaves, etc.).
Eumeces skiltonianus interparietalis Coronado Western Skink	Group 2, —/CSC/BLM Sensitive	In a variety of habitats ranging from coastal scrub, to Chaparral and forested slopes, into the denser desert scrub and Pinyon-Juniper Woodlands.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.
Lampropeltis zonata pulchra California Mountain Kingsnake	Group 2, —/CSC/FS Sensitive	Primarily found in rocky situations within Montane Coniferous Forest and Pinyon and Juniper Woodlands. However, it is also known from riparian woodlands in association with Sage Scrub and Chaparral.	N	U	There are no coniferous forests or Pinyon and Juniper Woodlands on the property, nor are there riparian habitats.
Lichanura trivarigata Rosy Boa	Group 2, —/—/FS and BLM Sensitive	A cryptic species found in a variety of habitats, including sage scrubs, Chaparrals and Pinyon-Juniper Woodlands.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Phrynosoma coronatum Coast Horned Lizard	Group 2, —/CSC/FS Sensitive	Found throughout the County (except the low deserts) anywhere the primary prey species, harvester ants (*Pogonomyrmex* sp. and *Messor* sp.) are found. It requires some openings in vegetation for thermoregulation.	N	U	Although there is open Chaparral on-site, the primary prey species, the harvester ant, was not noted on-site.
Salvadora hexalepis virgultea Coast Patch-nosed Snake	Group 2, —/CSC/—	Found in arid Sage Scrub and Chaparral habitats.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.
Thamnophis hammondii Two-striped Garter Snake	Group 1, —/CSC/FS and BLM Sensitive	An aquatic snake found in association with fluvial and lacustrine environments, even cattle tanks. Aestivating individuals may be found some distance from water sources.	N	U	There is not enough moisture on-site to anticipate this snake.
Mammals					
Antrozous pallidus Pallid Bat	Group 2, —/CSC/FS and BLM Sensitive; WBWG High Priority	A bat that feeds on the ground (Jerusalem Crickets and scorpions are typical fare). This species will roost in any cavity (natural or man-made) that affords a considerable modicum of darkness.	N	U	There are no suitable roosting sites on the property.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Chaetodipus californicus femoralis Dulzura Pocket Mouse	Group 2, —/CSC/—	Frequent in arid Chaparral habitats in the foothills and lower mountain slopes of the County.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.
Chaetodipus fallax San Diego Pocket Mouse	Group 2, —/CSC/—	Found in more coastal environments than the above Pocket Mouse. This is a species of Sage Scrub habitats on the coastal plain and in the lower foothills.	N	U	There is no Sage Scrub on the property.
Corynorhinus townsendii Townsend's Big-eared Bat	Group 2, —/CSC/BLM Sensitive; FS Sensitive; WBWG High Priority	Associated with Desert Scrub and Pinyon and Juniper Woodlands. It roosts in caves or man-made structures.	N	U	There are no suitable roosting sites on the property.
Dipodomys stephensi Stephen's Kangaroo Rat	Group 1, FE/CT/—	Prefers sparsely vegetated habitats, such as Sage Scrub and grassland, with a large percentage of bare dirt. Most populations occur below 2,000 feet.	N	U	The site does not contain Sage Scrub or grassland habitat, and it is an isolated island of habitat. The CNDDB contains records from Ramona and near Lake Henshaw only.
Eumops perotis californicus Greater Western Mastiff Bat	Group 2, —/CSC/BLM Sensitive; WBWG High Priority	Frequently associated with cliffs or abandoned buildings that afford a considerable vertical drop from the roost to become airborne.	N	U	There are no suitable roosting sites on the property.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Felis concolor Mountain Lion	Group 2, —/—/—	The Mountain Lion prefers habitats with sufficient vegetative cover and ample prey including, deer, rabbits, squirrels, skunks, and other mammals.	N	U	The 4.4-acre site is completely surrounded by development.
Lasionycteris noctivagans Silver-haired Bat	—, —/—/WBWG Medium Priority	During the winter, this species is found in forested areas as this is mainly a tree-dwelling bat.	N	U	There are no trees on the property and there is one record in the CNDDB from 1982 of a male Silver-haired Bat found in Ramona.
Lasiurus cinereus Hoary Bat	—, —/—/WBWG Medium Priority	Seasonally found in forested areas.	N	U	There are no suitable habitats on-site.
Lasiurus xanthinus Western Yellow Bat	—, —/—/WBWG High Priority	Expected in the desert region of San Diego County.	N	U	The site is not located in the desert. Also, there is only one record in the CNDDB from 1984 of a female Western Yellow Bat found in Escondido.
Lepus californicus bennettii San Diego Black-tailed Jackrabbit	Group 2, —/CSC/—	Found in a variety of habitats throughout the County, but requires open or semi-open vegetation.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.
Myotis ymanensis Yuma Myotis	Group 2, —/—/BLM Sensitive; WBWG Low to Medium Priority	This species roosts in caves and man-made structures, and is closely associated with water sources.	N	U	There are no water sources on-site, and there are no suitable roosting sites.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Neotoma lepida intermedia San Diego Desert Woodrat	Group 2, —/CSC/—	An inhabitant of Sage Scrubs and Chaparral, especially with yuccas and cactus. Typical nests are embedded in rock crevices and partially underground.	N	U	There are a few yuccas, but no cacti on-site. Likewise, the only granitic rock outcrop on the property along the southern boundary did not contain any nests.
Nyctinomops macrotis Big Free-tailed Bat	Group 2, —/CSC/WBWG Medium to High Priority	Associated with Pinyon and Juniper Woodlands where there are high cliffs and rocky outcrops for roosting.	N	U	There are no Pinyon and Juniper Woodlands, nor are there high cliffs or rocky outcrops suitable for roosting.
Nyctinomops femorosaccus Pocket Free-tailed Bat	Group 2, —/CSC/—;WBWG Medium Priority	Roosting in a variety of situations, this is typically a species of the lower coastal foothills and of the deserts.	N	U	There are no suitable roosting sites on the property.
Odocoileus hemionus Southern Mule Deer	Group 2, —/—/—	Found in habitats with sufficient vegetative cover.	N	U	The 4.4-acre site is completely surrounded by development.
Onychomys torridus ramona Southern Grasshopper Mouse	Group 2, —/SCS/—	Found in a Grassland and Sage Scrub habitats, this carnivorous mouse eats mostly insects and other mice.	N	U	There are no grassland or Sage Scrub habitats on the property.
Perognathus longimembris brevinasus Los Angeles Little Pocket Mouse	Group 2, —/SCS/FS Sensitive	Associated with sandy soils in Sage Scrub, Grasslands, and washes.	N	U	There are no sandy soils on-site suitable for this species.
Taxidea taxus American Badger	Group 2, —/CSC/—	A fossorial species of open deserts and grassland habitats.	N	U	There are no grassland habitats on-site, and the area is too developed to anticipate this species.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Birds					
Accipiter cooperii Cooper's Hawk (nesting)	Group 1, —/CSC/—	Nesting Cooper's generally use taller trees, including a number of horticultural species and native Oaks.	N	U	There are no suitable nesting sites on the property.
Accipiter striatus Sharp-shinned Hawk (nesting)	Group 1, —/—/WL	Found where small birds congregate, typically where there are trees or tall shrubs.	N	U	There are no confirmed breeding records in San Diego County for the Sharpie (Unitt, 2004).
Agelaius tricolor Tricolored Blackbird (nesting colonies only)	Group 1, BCC/CSC/BLM Sensitive	Breeding colonies are limited to ponds with adjacent, undisturbed foraging habitat.	N	U	There are no ponds on or adjacent to the site.
Aimophila ruficeps ssp. *canescens* Rufous-crowned Sparrow	Group 1, —/CSC/—	This species nests in Sage Scrub, open or burned Chaparral, and in Non-Native Grasslands with scattered shrubs.	N	U	This species tends to be sensitive to urbanization. The 4.4-acre property contains open Chaparral, but is completely isolated by the surrounding development.
Ammodramus savannarum Grasshopper Sparrow (nesting)	Group 1, —/CSC/—	Found in Native, and to a lesser extent, Non-Native Grasslands.	N	U	There are no Native or Non-Native Grasslands on-site.
Amphispiza belli belli Bell's Sage Sparrow	Group 1, —/CSC/—	This species prefers Sage Scrub and Chaparral habitats with an open canopy and areas of bare soil.	N	M	The site contains open Chaparral with areas of bare soil.
Aquila chrysaetos Golden Eagle (nesting and wintering)	Group 1, BCC/Fully Protected/BLM Sensitive; WL	The Golden Eagle nests on cliff ledges and forages in nearby grassland, Sage Scrub or Chaparral.	N	U	There are no suitable nest sites on the property, and the 4.4-acre site is surrounded by development.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Athene cunicularia hypugaea Western Burrowing Owl (burrow sites)	Group 1, BCC/CSC/BLM Sensitive	This owl requires relatively flat terrain to enable the bird to survey its territory from the burrow hole. There are only five known nesting sites within the County. At these locations, the owl occurs in open grasslands, and open Sage Scrub habitats.	N	U	There are no grassland or Sage Scrub habitats on-site.
Campylorhynchus brunneicapillum sandiegense Coastal Cactus Wren	Group 1, BCC/CSC/—	Found in association with stands of *Opuntia* sp. and/or *Cylindropuntia* sp. along the coastal strip and lower foothills.	N	U	There are no cacti on-site.
Cathartes aura Turkey Vulture	Group 1, —/—/—	This species nests in rock crevices mainly in the mountains of San Diego County. However, non-breeders assemble in communal roosts elsewhere in the County.	N	U	There are no suitable nesting or roosting sites on the property.
Circus cyaneus Northern Harrier (nesting)	Group 1, —/CSC/—	A species of grasslands and marshes, nesting in the County is primarily near the coast, especially in the Tijuana River Valley and on Otay Mesa.	N	U	There are no grasslands or marshes on the property.
Dendroica petechia brewsteri Yellow Warbler	Group 2, —/CSC/—	Breeding occurs in mature riparian habitats, primarily along the coastal slope.	N	U	There are no riparian habitats on-site.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Elanus leucurus White-tailed Kite (nesting)	Group 1, —/Fully Protected/—	This species nests in tall trees adjacent to foraging habitat that contains its primary prey, the California Vole (*Microtus californicus*).	N	U	There are no trees on-site.
Empidonax trailii extimus Southwestern Willow Flycatcher	Group 1, FE/SE/—	This species is restricted to wide riparian habitats, generally with flowing water.	N	U	There are no riparian habitats on-site.
Eremophila alpestris actia California Horned Lark	Group 2, —/CSC/—	A species of open (often disturbed), arid habitats, such as grasslands, coastal strand, and sandy deserts.	N	L	The site does contain open ground potentially suitable for the species, but there are no CNDDB records for the species within a 10-mile radius of the site.
Icteria virens Yellow-breasted Chat (nesting)	Group 1, —/SCS/—	In San Diego County, this bird is typically found in the coastal lowland where riparian woodlands occur.	N	U	There are no riparian habitats on-site.
Lanius ludovicianus Loggerhead Shrike	Group 1, —/—/—	In San Diego County, the Loggerhead Shrike is most numerous in the desert, but it is also known from Sage Scrub, Chaparral, and Grassland habitats.	N	L	There is open Chaparral habitat on the property. However, this habitat is an island completely surrounded by development.
Larus californicus California Gull (Non-breeding)	Group 2, —/—/—	The California Gull is found along the coast during the winter. However, a few non-breeding individuals remain in the County during the summer.	N	U	The site is not located along the coast.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Plegadis chihi White-faced Ibis (rookery site)	Group 1, —/—/WL	This Ibis nests in freshwater marshes and forages in shallow water and wet grass.	N	U	There are no freshwater marshes on the property.
Polioptila californica California Gnatcatcher	Group 1, FT/CSC/—	An obligate inhabitant of Sage Scrub or sometimes Chaparral where the two habitats intermix.	N	U	There is no Sage Scrub habitat on the property.
Vireo bellii pusillus Least Bell's Vireo	Group 1, FE/SE/—	An obligate inhabitant of dense, fairly broad, riparian woodlands with adjacent uplands that provide foraging habitat.	N	U	There are no riparian habitats on-site.

[1] This sensitive wildlife list is based on a search of the California Natural Diversity Database (CNDDB), the County of San Diego Sensitive Animal List taken from the County of San Diego Guidelines for Determining Significance and Report Format and Contents for Biological Resources (Second Revision, available from the County's website at http://www.sdcounty.ca.gov/dplu/docs/Biological_Guidelines.pdf), and the California Department of Fish and Game's California Natural Diversity Data Base Special Animals list (available at http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf), edition of February 2008.

[2] The status codes are given in the sequence "County Group, federal/state/other." A "—" indicates no status at that level. The codes used are defined as follows:

FE — Federal Endangered
pFE — A petition for Federal Endangerment status has been submitted
FT — Federal Threatened
D — Delisted from the Endangered Species Act
SE — State Endangered
ST — State Threatened
CSC — California Special Concern species
Fully Protected — A species for which special state legislation exists protecting the species
FS Sensitive — defined as a sensitive species by the USDA Forest Service
BLM Sensitive — defined as a sensitive species by the Bureau of Land Management
WBWG — priority status as defined by the multi-agency Western Bat Working Group
WL — Watch List

[3] The “Potential On-site” column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site.

H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.

M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.

L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.

U — The potential for occurrence is “unlikely”. The habitat and/or food requirements of the species are not present on the subject property.

[:\1552SensitiveWildlifeTable.wpd]

Table 5

Summary of Projects With Discretionary Permits Within a One Mile Radius of the Via Salvador Project, TPM 21086

Assessor's Parcel Number	Project Reference Number/ Project Name	CEQA Document	Mitigation	Other Notes	Status
188-141-07-00; 188-141-09-00; 188-141-10-00	TPM 14952; EAD Log No. 78-9-64	Negative Declaration	None	None	Complete
188-150-40-00; 188-150-52-00; 188-150-62-00; 133-322-36-00; 133-322-37-00; 133-322-38-00; 133-322-39-00	TM5403-1; Sundance Ranch	Withdrawn	Withdrawn	Withdrawn	Withdrawn
188-160-43-00; 188-160-44-00; 188-160-45-00; 188-160-46-00; 188-160-47-00; 188-160-48-00; 188-160-49-00; 188-160-50-00; 188-160-51-00	L 14847; TM 4826-1; Fruitvale North Subdivision	Relied upon Negative Declaration dated October 3, 1989; Environmental Review No. 89-9-9	None	None	A Completion of Environmental Processing Form was filed on September 20, 2006
188-161-05-00	Beers Lot Split; TPM 21106; ER 07-09-010; Fox Run Estates	No document proposed yet	None proposed yet	According to the February 4, 2008 letter from the County, the site may contain Sage Scrub and Chaparral	In Progress — No biological report has been submitted yet

Assessor's Parcel Number	Project Reference Number/ Project Name	CEQA Document	Mitigation	Other Notes	Status
188-191-32-00; 188-191-34-00	TPM 20690; ER 03-03-002	Mitigated Negative Declaration dated February 9, 2006	Impacts included 0.68-acres of Non-Native Grassland (NNG) and 4.57-acres of Southern Mixed Chaparral (SMC). Off-site mitigation was proposed for 0.34-acres if NNG and 9.14-acres of SMC (both at a 0.5:1 mitigation ratio).	Vince Scheidt prepared the biological report dated January 2004	Approved
188-191-28-00	Tan Minor Subdivision; TPM 21002; ER 06-02-006	Mitigated Negative Declaration to be processed once the mitigation measures have been approved by applicant	Impacts included 0.22-acres of SMC and 0.01-acres of Mulefat Scrub. Mitigation is to occur on-site through preservation of a 0.77-acre open space easement to include 0.27-acres of SMC (a > 1:1 mitigation ratio).	Foothill Associates prepared biological report dated September 2007	The July 23, 2008 letter to the applicant from the County is requesting approval of the mitigation measures.
188-225-26-00; 188-225-27-00; 188-225-28-00; 188-225-29-00; 188-225-30-00	L 14971	Relied upon Negative Declaration from TPM 1991; Log No. 91-9-24	None	None	A Completion of Environmental Processing Form was filed on May 10, 2006
188-226-08-00; 188-226-09-00; 188-226-10-00; 188-226-11-00; 188-226-12-00; 188-226-13-00; 188-226-14-00; 188-226-15-00; 188-226-16-00	TM 4780-1; L 13030; EAD Lob No. 88-3-5	Negative Declaration dated January 31, 1989	None	The site contained agricultural citrus trees.	Substantial Conformance with TM 4780 dated September 10, 1998

Assessor's Parcel Number	Project Reference Number/ Project Name	CEQA Document	Mitigation	Other Notes	Status
188-226-27-00	Brown Minor Subdivision; TPM 20803; ER 04-09-003	No document proposed yet	Impacts included 0.5-acres of Chamise Chaparral. Mitigation for 0.3-acres of Chaparral has been proposed off-site (a > 0.5:1 mitigation ratio).	RBRiggan and Associates prepared biological report dated 29 June 2006	County still in process of reviewing project.
188-271-36-00	LGRA 281	Could not be found by DPLU or DPW staff	Could not be found by DPLU or DPW staff	Could not be found by DPLU or DPW staff	Could not be found by DPLU or DPW staff
188-331-34-00	L 14924	Categorical Exemption Section 15303	None	The project was a single family residence that was moving only 500-cubic yards of dirt.	Complete
189-030-06-00; 189-030-17-00; 189-031-11-00; 189-032-01-00; 189-040-05-00; 189-040-08-00	SP 93-03; Live Oak Ranch; TM 5047; LPR 06-006; SPA 99-001	EIR dated September 1999	The project included impacts to riparian habitat and 43.75-acres of SMC. Mitigation was to occur on-site as an open space easement over 20.12-acres if SMC (a 0.45:1 mitigation ratio) and the riparian woodland.	Final EIR prepared by Mooney & Associates dated September 1999	It appears as though the County is in the process of reviewing a tentative map time extension.
188-271-39-00	PM 17220	According to DPW, a Negative Declaration for TPM 19677 dated September 25, 1990 was relied upon; Log No. 90-2-77	None	None	None

[:\1552Cumulative Analysis Table.wpd]